



AGENDA

Special Meeting of the Council of the Village of Chase
to be held at the Community Hall at 547 Shuswap Avenue, and via Zoom
on September 6, 2022 at 4:00 p.m.

1. CALL TO ORDER

2. ADOPTION OF AGENDA

Resolution:

“THAT the September 6, 2022 Village of Chase Special Council meeting agenda be adopted as presented.”

3. ADOPTION OF MINUTES

3.1 Minutes of the Regular meeting of Council held August 9, 2022

Pages 1-7

Resolution:

“THAT the minutes of the Regular meeting of August 9, 2022, be adopted as presented.”

4. PUBLIC HEARINGS

None

5. PUBLIC INPUT ON CURRENT AGENDA ITEMS

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

6. DELEGATIONS

Beverley Murphy, Hysop Road Lake Access

7. REPORTS

None

8. UNFINISHED BUSINESS

8.1 Property Maintenance Amendment Bylaw No. 916-2022

Pages 8-9

Bylaw No. 916-2022 amends Property Maintenance Bylaw No.731-2010 by removing section 8(1)(a) and adding definitions of ‘derelict vehicle’ and ‘outdoor storage’.

Recommendations:

“THAT the Village of Chase Property Maintenance Amendment Bylaw No. 916-2022 be read a third time.”

8.2 Development Variance Permit, 424 Bay Street

Pages 10-17

Report from the Director of Corporate Operations

Administration is requesting Council permit the next steps in the process to proceed with a development variance permit.

Recommendation:

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

- 8.3 Zoning Amendment Bylaw Application and Development Variance Permit Application for 230/234/238 Aylmer Road Pages 18-19
Report from the Director of Corporate Operations
Recommendation:
“THAT a Development Variance Permit be drafted to normalize the current status of all pre-existing shipping containers on the property, and waive the requirement for a solid 2.5m fence.”
- 8.4 Zoning Amendment Bylaw No. 892-2022 - Backyard Hens Pages 20-28
Report from the Director of Corporate Operations
Recommendations:
“THAT the Village of Chase Zoning Amendment Bylaw No. 892-2022 be read a first time.”

“THAT the Village of Chase Zoning Amendment Bylaw No. 892-2022 be read a second time.”

“THAT the Village of Chase Zoning Amendment Bylaw No. 892-2022 be submitted to a Public Hearing.”
- 8.5 Sign Regulations Amendment Bylaw No. 920-2022 Pages 29-30
Recommendations:
“THAT the Village of Chase Sign Regulations Bylaw No. 49-1971, Amendment Bylaw No. 920-2022 be read a first time.”

“THAT the Village of Chase Sign Regulations Bylaw No. 49-1971, Amendment Bylaw No. 920-2022 be read a second time.”

“THAT the Village of Chase Sign Regulations Bylaw No. 49-1971, Amendment Bylaw No. 920-2022 be read a third time.”
- 8.6 Letter from Len McLean regarding Evacuation Plan Page 31
Mr. McLean is asking what action Council is taking regarding the Village of Chase Emergency Procedure Plan during the remainder of this Council term.
- Council has applied for funding to develop a Heat Event Vulnerable Population Response Plan
 - Council has discussed the need to review and renew the Village’s Emergency Plan
 - The Evacuation Route Plan has been uploaded to the Village’s website and distributed to various entities (EMBC, TNRD) as per the plan.
 - The Evacuation Route Plan will be ‘exercised’ with community group leadership, elected officials and Village administration annually
 - A summary of the Evacuation Route Plan and some key highlights will be provided to all community members in the coming weeks

8.7 Dave Smith, Letter Requesting Emergency Coordinator Pages 32-69

Recommendation:

“THAT the need for a new position of emergency coordinator for the Village of Chase be assessed and a report be brought forward to Council with potential tasks, hours required, and costs associated for budget consideration purposes.”

9. NEW BUSINESS

9.1 Development Variance Permit, 21-235 Aylmer Road Pages 70-74

Memo from the Director of Corporate Operations

Administration is requesting Council permit the next steps in the process to proceed with a development variance permit.

Recommendation:

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

9.2 Temporary Use Permit, 425 Cottonwood Street Pages 75-86

Report from the Director of Corporate Operations

Recommendation:

“THAT the Village of Chase accept the application for a Temporary Use Permit at 425 Cottonwood Street, and direct Administration to draft a Permit, and initiate the referral process to neighbours.”

9.3 Municipal Finance Authority Borrowing for Fire Truck Pages 87-88

Memo from the interim Director of Financial Services

Recommendation:

“THAT Council Approve the application to borrow funds from the Municipal Finance Authority in the amount of \$250,000, as outlined in this report, for the purchase of the new firetruck from Fort Garry Fire Trucks.”

9.4 Fire Department Bylaw - Amendments Page 89

Recommendation:

“THAT Administration be directed to draft an amending bylaw to change the training level of the fire department from Exterior Operations to Interior Operations and that member remuneration be removed from the bylaw and be administered through an administrative policy always keeping within Council approved budget limits.”

9.5 BC Crisis Line Network – Request for Support – UBCM Resolution Pages 90-91

Recommendation:

“THAT Council members attending UBCM support Resolution EB42-New Provincial Mandate and Funding for 9-1-1.”

10. NOTICE OF MOTION

10.1 Declaration of Climate Emergency

Councillor Lauzon gave Notice of Motion at the August 9, 2022 meeting to declare a climate emergency.

Councillor Lauzon will speak to this matter.

11. IN CAMERA

None

12. RELEASE OF IN CAMERA ITEMS

None

13. ADJOURNMENT

Resolution:

“THAT the September 6, 2022 Village of Chase Special Council meeting be adjourned.”

MINUTES

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

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

In Attendance: Joni Heinrich, Chief Administrative Officer
Sean O'Flaherty, Director of Corporate Operations
Patricia Sibilleau, Interim Chief Financial Officer
Brian Lauzon, Fire Chief

Public Participants: 7 in-person, 1 via Zoom

1. CALL TO ORDER

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

Mayor Crowe announced that he had September 2022 as Literacy Month in the Village of Chase.

2. ADOPTION OF AGENDA

Moved by Councillor Torbohm

Seconded by Councillor Scott

"THAT the August 9, 2022 Village of Chase Regular Council meeting agenda be adopted with an additional item to provide an Opportunity for the Public to Speak on Municipal Matters."

CARRIED

#2022/08/09_001

3. ADOPTION OF MINUTES

3.1 Minutes of the Regular Meeting held July 12, 2022

Moved by Councillor Scott

Seconded by Councillor Lauzon

"THAT the minutes of the Regular meeting of July 12, 2022 be adopted as presented."

CARRIED

#2022/08/09_002

4. PUBLIC HEARINGS

None

5. PUBLIC INPUT ON CURRENT AGENDA ITEMS

None

6. DELEGATIONS

None

7. REPORTS

a) Mayor and Council Reports

Mayor Crowe

July 14 – Thompson-Nicola Regional District (TNRD) Board of Directors meeting.

July 25 – Meeting with Neskonlith, Adams Lake and Little Shuswap Lake Chiefs and Councils.

July 26 – Conference call with BC Minister of Public Safety and Solicitor General Mike Farnworth on the heat outlook for the province.

August 4 – Contacted staff following reports of damage to properties from blasting operations related to highway construction; learned that multiple investigations are currently underway and spoke with residents impacted by rocks landing on properties.

Councillor Lauzon

July 7 – Reached out to CAO Joni Heinrich to discuss the speed limit at Brooke Drive, requesting that Council reduce the speed limit temporarily in light of the construction detour.

July 8 – Lakes Division Emergency Management meeting, discussions around the MOU.

July 22 – Received emails from a few residents regarding the early closures of the wading pool. Spoke to Mayor Crowe, who reached out to Council to discuss options to keep wading pool open later in the day. I have since received emails thanking Council for extending the hours.

July 25 – Tri Band & Village of Chase meeting – discussions around reconciliation and working collaboratively together, establishing a Memorandum of Understanding. Council brought forward the possibility of the Village & the 3 local Nations working on a project to produce either a mural or crosswalk in the Village to bring awareness to reconciliation.

August 4 – As per request of Chief Lynn Kenoras Duckchief, reached out to CAO Joni Heinrich to provide a briefing of the proposed Reconciliation crosswalk/Mural project. Thank you Joni for completing that.

August 5 – Lakes Division Meeting – discussed what each community is doing to prepare for emergency situations.

Councillor Scott

July 25 – Meeting with Neskonlith, Adams Lake and Little Shuswap Lake Chiefs and Council.

Councillor Torbohm

Read and responded to emails

Reviewed agenda package

b) Staff Reports provided on agenda.

Fire Chief Lauzon gave his report verbally.

Moved by Mayor Crowe

Seconded by Councillor Scott

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

CARRIED

#2022/08/09_003

8. UNFINISHED BUSINESS

8.1 Zoning Amendment Bylaw for 909 Foothills Road

Moved by Councillor Torbohm

Seconded by Councillor Scott

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

CARRIED

#2022/08/09_004

Moved by Councillor Torbohm

Seconded by Councillor Lauzon

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

CARRIED

#2022/08/09_005

8.2 Climate Action – Request from Chase Environmental Action Group

Moved by Mayor Crowe

Seconded by Councillor Scott

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

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

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

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

CARRIED

#2022/08/09_006

9. NEW BUSINESS

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

Moved by Councillor Scott

Seconded by Councillor Lauzon

“THAT Council consider consultation with persons, organizations and authorities as per section 475 of the Local Government Act it considers affected; AND

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

CARRIED

#2022/08/09_007

Moved by Councillor Scott

Seconded by Mayor Crowe

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

CARRIED

#2022/08/09_008

Moved by Councillor Scott

Seconded by Councillor Torbohm

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

CARRIED

#2022/08/09_009

9.2 Property Maintenance Amendment Bylaw No. 916-2022

Moved by Councillor Lauzon

Seconded by Councillor Scott

“THAT the Village of Chase Property Maintenance Amendment Bylaw No. 916-2022 be read a first time.”

CARRIED

#2022/08/09_010

Moved by Councillor Torbohm

Seconded by Mayor Crowe

“THAT the Village of Chase Property Maintenance Amendment Bylaw No. 916-2022 be read a second time.”

CARRIED

#2022/08/09_011

9.3 Zoning Amendment Bylaw No. 917-2022

Moved by Councillor Scott

Seconded by Councillor Lauzon

“THAT the Village of Chase Zoning Amendment Bylaw No. 917-2022 be read a first time.”

CARRIED

#2022/08/09_012

Moved by Councillor Scott

Seconded by Councillor Lauzon

“THAT the Village of Chase Zoning Amendment Bylaw No. 917-2022 be read a second time.”

CARRIED

#2022/08/09_013

Moved by Councillor Lauzon
Seconded by Councillor Scott

“THAT the Village of Chase Zoning Amendment Bylaw No. 917-2022 be submitted to a Public Hearing.”

CARRIED
#2022/08/09_014

9.4 Development Variance Permit DVP #2-2022, 918 Sicamous Avenue

Councillor Torbohm expressed concerns about the variance for the proposed fence, that the bylaws of the Village should be upheld and not frequently varied.

The Director of Corporate Operations explained that in this case, the difference between the higher height of the sidewalk on Shuswap Avenue at the rear of the property, and the lower grade of the property, reduces the effective height of a standard fence.

Moved by Councillor Lauzon
Seconded by Councillor Scott

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

CARRIED
#2022/08/09_015

9.5 Development Variance Permit, 424 Bay Street

Councillor Torbohm stated that the proposal includes excessive variation to the zoning requirements and noted that the drawings show a kitchen, which is indicative of a secondary suite. Mayor Crowe noted that the proposed accessory building appears to include a secondary suite, which is not permitted in that zone.

Moved by Councillor Lauzon
Seconded by Councillor Scott

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

DEFEATED
ALL OPPOSED
#2022/08/09_016

Moved by Councillor Torbohm
Seconded by Councillor Scott

“THAT Council refer the matter back to Administration to obtain further information from the applicant.”

CARRIED
#2022/08/09_017

9.6 Village Green Mobile Home Park

Moved by Councillor Scott
Seconded by Councillor Torbohm

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

CARRIED
#2022/08/09_018

9.7 2022 Capital Project – Road Rehabilitation

Moved by Mayor Crowe

Seconded by Councillor Torbohm

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

CARRIED

#2022/08/09_019

9.8 Appointment of Chief Financial Officer for Village of Chase

Moved by Councillor Torbohm

Seconded by Mayor Crowe

“THAT Pat Sibilleau be appointed as the interim Chief Financial Officer for the Village of Chase effective July 27, 2022; and, THAT Joanne Molnar, former Director of Financial Services for the Village of Chase, be removed as an official signing authority for the Village of Chase.”

CARRIED

#2022/08/09_020

9.9 Acknowledgement of Creekside Seniors Centre

Moved by Councillor Torbohm

Seconded by Mayor Crowe

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

CARRIED

#2022/08/09_021

10. NOTICE OF MOTION

See below.

11. OPPORTUNITY FOR PUBLIC TO SPEAK ON MUNICIPAL MATTERS

Carolyn Parks-Mintz of 813 Okanagan Avenue expressed disappointment with Council’s decision not to declare a climate emergency as was urged by the Chase Environmental Action Group. She noted that 644 communities in Canada have declared a climate emergency and Chase needs to show leadership by declaring a climate emergency.

James Mintz of 813 Okanagan Avenue noted that there is no cost for Council to declare a climate emergency and noted that there are some things that Council could do in its remaining time related to climate action.

NOTICE OF MOTION

Councillor Lauzon gave notice that she will be bringing a resolution forward to the next Council meeting for Council to consider declaring a climate emergency.

12. IN CAMERA

None

13. RELEASE OF IN CAMERA ITEMS

None

14. ADJOURNMENT

Moved by Mayor Crowe

Seconded by Councillor Scott

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

**CARRIED
#2022/08/09_022**

The meeting concluded at 4:48 p.m.

Rod Crowe, Mayor

Sean O’Flaherty, Corporate Officer

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

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

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

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

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

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

1. Add to DEFINITIONS:

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

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

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

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

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

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

READ A FIRST TIME THIS 9th DAY OF AUGUST

READ A SECOND TIME THIS 9th DAY OF AUGUST

READ A THIRD TIME THIS ____ DAY OF _____

ADOPTED THIS ____ DAY OF _____

Rod Crowe, Mayor

Sean O'Flaherty, Corporate Officer



VILLAGE OF CHASE Administrative Report

TO: Mayor and Council
FROM: Director of Corporate Operations
DATE: September 6, 2022
RE: Application to Vary Regulations of Village of Chase Zoning Bylaw 683-2006
424 Bay Street

ISSUE/PURPOSE

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

OPTIONS

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

BACKGROUND

At the August 9, 2022 Regular Meeting, Council directed staff to "obtain further information from the applicant". The sticky matters revolved around the use of the building, and the proposed height. It has been confirmed with the applicant that the building will not be used for habitation. The primary use of the building is a workshop, with storage in the loft. There will be no kitchen and the drawing was drafted in error from the architect. The notation 'kitchen' has been removed from all drawings. Neither will there be a full bathroom. Only 2-piece bathrooms are permitted in accessory buildings and the applicant has confirmed there will only be a toilet and sink in the building. Finally, the height of the building is similar to the pre-existing building which also exceeded the 5.0 metre regulation. The applicant has provided a picture of that building and has indicated the height was 6.06m. The rationale for the proposed barn style roof is that it is more decorative and appealing and creates more usable work space.

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

The applicant, owner of the property at 474 Bay Street has applied to vary the allowable maximum size of an accessory building, the front parcel setback, and the accessory building height.

The maximum size of an accessory building is **65 m²** according to the zoning bylaw, and the application requests a variance to allow the accessory building to be **89.3 m²**.

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

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

DISCUSSION

Attached to this report are:

- Application
- Property Report
- Picture of former building

REFERRALS

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

FINANCIAL IMPLICATIONS

None

POLICY IMPLICATIONS

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

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

RECOMMENDATION

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

Respectfully submitted,

Approved for Council Consideration by CAO

*Original Signed by
Director of Corporate Operations*

*Original Signed by
Chief Administrative Officer*

RECEIVED
Village of Chase

JUN 28 2022

VILLAGE OF CHASE

Application for Permit

(please check one)

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

Original _____
File _____
Copy _____
Agenda _____

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

DAVID GRABINS 424 Bay Tr 250 679 8658

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

3. Legal description and Property Identification Number of subject property

LOT A PLAN 29747 D.L. PID # 004-186-605

4. Approximate area of subject property

.23 ACRE 89.00 x 116.00

5. Existing use of subject property

RESIDENTIAL

6. Existing use of adjacent property

RESIDENTIAL - DUPLEX

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

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

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

Signature of Owner or Agent

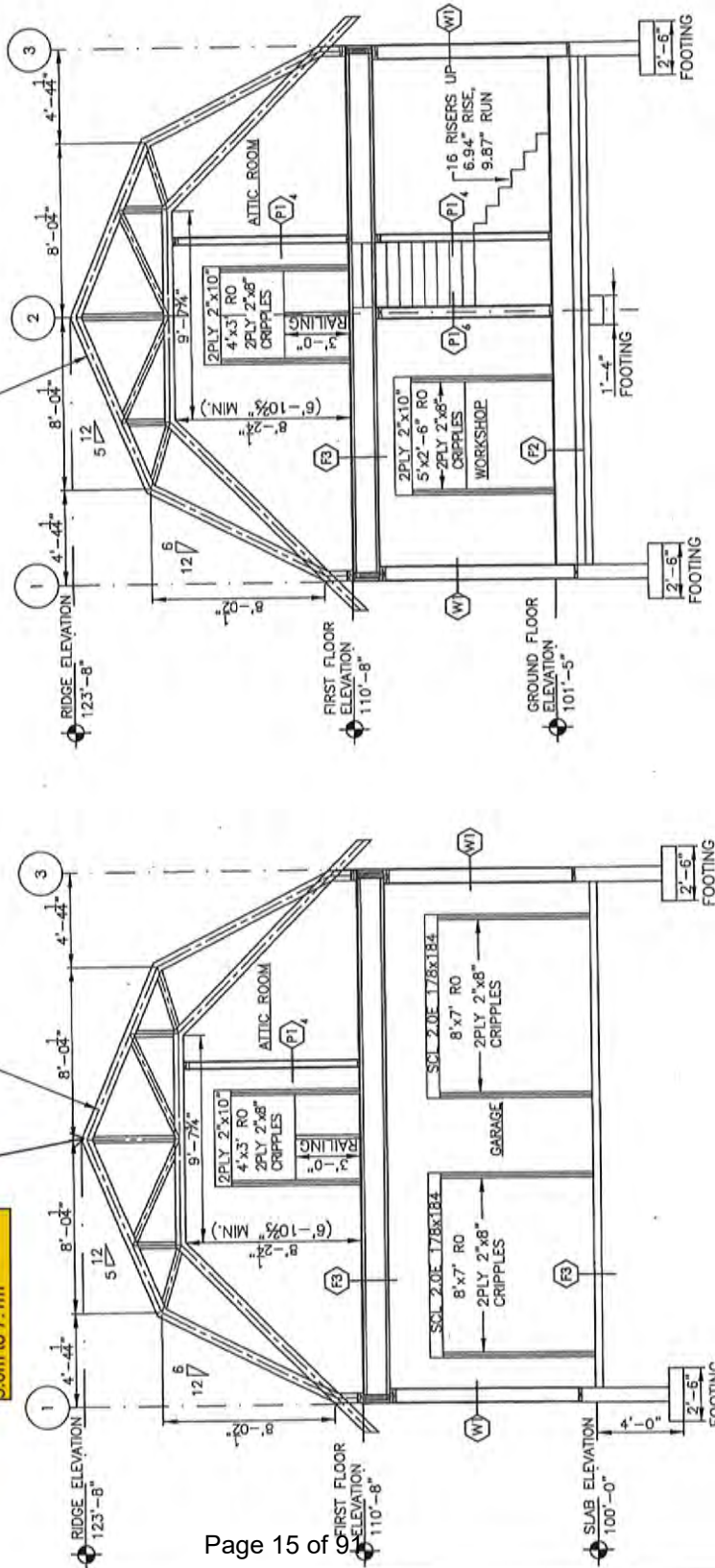
Date

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

NOTES

MANUFACTURED TRUSS BY OTHERS.
MIN R28 INSULATION REQUIRED.
BATT INSULATION WITH 6 MIL
POLY & 1/150 CONTINUOUS
VENTING.
CLOSED CELL SPRAFOAM
OR
(MED DENSITY)

Building Height:
5.0m to 7.1m



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

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

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

CLIENT: DAVE GIBBINS

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

Drawing Title

SECTION 1 AND
SECTION 2

Scale	Date	Draft	Eng
3/16"=1'-0"	1/22/2022	AS	ISC
Status	PRELIMINARY		

Eng. No.	Rev
905/22 - 006	1



Property Information Report

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

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

424 Bay St

Parcel Description & Location

[More Details](#)

Legal Description:

LOT A DISTRICT LOT 517 KAMLOOPS DIVISION YALE DISTRICT
PLAN 29747

Plan Number:

KAP29747

Parcel Type (Class):

SUBDIVISION

Owner Type:

PRIVATE

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

Square Meter:	Acre:	Hectare:
943.81	0.233	0.094

Community:

Chase

Local Authority:

Village of Chase

School District:

Kamloops/Thompson



TNRD Services

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

[More Details](#)

Water Service:

N/A

Sewer Service:

N/A

Fire Protection:

N/A

Future Debt (Loan Authorization)

(For enquiries, contact the Local Authority)

[More Details](#)

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

Planning & Zoning

(For enquiries, contact the Local Authority)

[More Details](#)

Zoning Bylaw:

683

Zoning:

R-1

Lakeshore Development Guidelines (Intersect):

Yes

Lake Name:

Little Shuswap Lake

Lake Classification:

Development Lake, Special Case Lake

Fringe Area:

N/A

Floodplain Information:

Refer to Local Government floodplain regulation.

Site Specific Zoning:

Contact Local Authority

Development Permit Area:

N/A

Official Community Plan Name:

CONTACT LOCAL AUTHORITY

OCP Designation:

CONTACT LOCAL AUTHORITY

Agriculture Land Reserve (Intersect):

No

Riparian Area (Source: TRIM)(Intersect):

No

Post-Wildfire Geohazard Risk Restrictions:

Unknown

Development Applications & Permits

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

[More Details](#)

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

BC Assessment

(For enquiries, contact BC Assessment Authority)

[More Details](#)

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

Folio:	Actual Use:	Manual class:
512.00330.005	SINGLE FAMILY DWELLING	1 STY SFD-AFTER 1930-FAIR

424 Bay Dr.



Photo 1: Front of building



Photo 2: Charred external wall and framing, collapsed roof





VILLAGE OF CHASE Administrative Report

TO: Mayor and Council
FROM: Director of Corporate Operations
DATE: September 1, 2022
RE: Zoning Amendment Bylaw application and Development Variance Permit application for 230/234/238 Aylmer Road

ISSUE/PURPOSE

1. To obtain Council's authorization to proceed with the referral process for a development variance permit to vary the front, side and rear parcel setbacks for 230/234/238 Aylmer Road.
2. To obtain Council's authorization to proceed with the drafting of a zoning bylaw amendment to allow the land to be used for placement, and renting of shipping containers.

HISTORY/BACKGROUND

The applicant, owner of the property at 230/234/238 Aylmer Road has applied to vary the front, side and rear parcel setbacks. The owner of the property has built up their storage business over the past 13 years, and when they initially sought advice from the Village to create a storage business using shipping containers, they were "told" that shipping containers were acceptable as storage units, and further, were not aware of setback requirements as they were not going to be building structures for storage. While there are no Village records of any conversations, nor with the Aimies regarding this supposed allowance, regulations change over time and every new application is assessed against the regulation of the day. Staff do not have any discretion in processing development applications such as Building Permits or provide zoning advice contradictory to the respective bylaws.

Additionally, the applicant has applied for a Zoning Amendment specific to their property, to allow the addition of shipping containers on the property should demand require expansion. Currently, the existing shipping containers are grandfathered as they were on site before the Village's Zoning Bylaw was amended to regulate shipping containers and prohibits the use of shipping containers for storage rental or lease. The siting of approximately 10 of these shipping containers, however, were placed within the setback area in violation of the zoning. These setbacks have been a zoning bylaw regulation since 1983 when the Village's first zoning bylaw was enacted, and well before any development on the property commenced in the early 2000s.

DISCUSSION

The owner approached Council earlier this year, and the issue was considered with the following resolutions being passed:

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

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

“THAT Ms. Amies be required to apply for a Development Variance Permit to legalize the violation of the Zoning Bylaw’s setback requirements at 230/234/238 Aylmer Road; AND

THAT Ms. Amies’ requirement to pay for the costs associated with the application for a Development Variance Permit be waived due to Aylmer Road Storage being a long-time local business and that Ms. Amies did her due diligence prior to beginning the business 13 years ago.”

The applicant would benefit from a development variance to correct any of the following existing zoning bylaw deficiencies:

- shipping containers located in the ‘required front yard’ (6m from front parcel line)
- shipping containers located within 3m of the ‘interior side parcel line’
- shipping containers located within 3m of the ‘rear parcel line’
- the requirement to install a 2.5m solid fence

Furthermore, the applicant would benefit from a site-specific zoning amendment to:

- Allow the renting and leasing of shipping container space for newly placed shipping containers

There are a significant number of variance relaxations and land use permissions that benefit only the applicant, thus creating an advantage over other businesses. Council might want to consider an approach that creates a level playing field for all businesses.

FINANCIAL IMPLICATIONS

Allowing this business to add shipping containers for use as storage rental eliminates any tax revenue for the municipality as shipping containers are not considered improvements by BC Assessment. Other fees that will be forfeited include Building Permit fees, and Development Cost Charges (DCCs) that are used to fund infrastructure improvements that benefit everyone.

RECOMMENDATION

It is recommended that a Development Variance Permit be drafted to normalize the current status of all pre-existing shipping containers on the property, and waive the requirement for a solid 2.5m fence.

It is not recommended that future use of the land includes additional shipping containers.

Respectfully submitted,

Approved for Council Consideration by CAO

Original Signed by
Director of Corporate Operations

Original Signed by
Chief Administrative Officer



VILLAGE OF CHASE Administrative Report

TO: Mayor and Council
FROM: Deputy Corporate Officer
DATE: September 6, 2022
RE: Zoning Amendment Bylaw No. 892-2022 – Backyard Hens

ISSUE/PURPOSE

The purpose of this report is to provide Council with a summary of available options for introducing a backyard hens program and seek Council approval of regulations related to the keeping of domestic hens in residential areas of the Village, through:

- A Zoning Bylaw amendment to add the keeping of backyard hens to permitted uses in parcels of at least 550 m² in low and medium density residential areas.
- A Municipal Ticket Information Bylaw amendment to allow appropriate tickets to be issued for persons in non-conformance with the proposed bylaw requirements.
- A Fees and Charges Bylaw amendment to allow for the collection of an annual fee of \$25 to cover the costs of administration and enforcement related to backyard hens.
- The establishment of a permit application process that requires applicants to register with the Provincial Poultry Premise Identification Program (BCPID) prior to applying for a Backyard Hen Permit with the Village.
- Support of the implementation and application process through print-based advertising, social media posting and website updates to raise awareness and provide information about the program.

OPTIONS

1. Proceed with the recommended amendments to Zoning Bylaw No. 683-2006, Municipal Ticket Information Bylaw No. 736-2010 and Fees and Charges Bylaw No. 820-2016.
2. Do not proceed with the recommended amendments to Zoning Bylaw No. 683-2006, Municipal Ticket Information Bylaw No. 736-2010 and Fees and Charges Bylaw No. 820-2016.

HISTORY/BACKGROUND

Section 8 of the *Community Charter* enables local governments in British Columbia to regulate, prohibit and impose requirements in relation to animals. Currently, the Village's zoning regulations prohibit agricultural uses in all zones except AR-1 Agriculture and AR-2 Rural. During its April 28, 2020 Regular Meeting, Council passed a resolution directing staff to proceed with a bylaw that would permit the keeping of backyard hens in residential areas. The decision followed the review of public consultation initiatives, which found high levels of support for allowing backyard hens (see Appendix "A").

The proposed zoning amendment bylaw would amend Zoning Bylaw No. 683-2006 by allowing the keeping of up to four (4) backyard hens per parcel in the following zones: Low Density Residential (R1), Low Density – Small Lot Residential (R1A) and Medium Density Residential (R2). Figure 2 shows the AR-1 Agriculture and AR-2 Rural zones, which permits the growing, rearing, producing or harvesting of

agricultural crops, fur bearing animals, poultry or other livestock. Figure 3 provides an approximation of the residential areas that would be eligible for a Backyard Hens Permit.

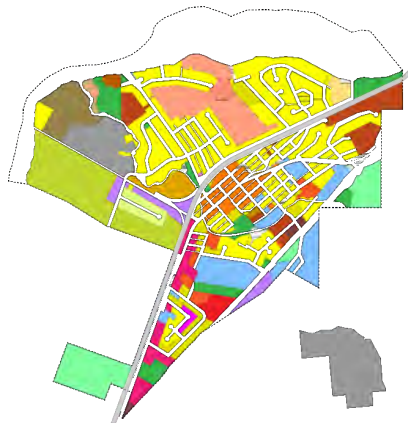


Figure 1 Zoning Map

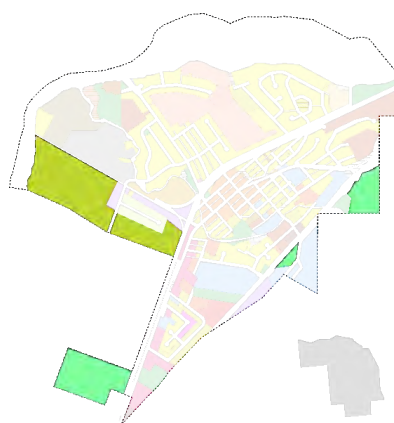


Figure 2 Agricultural uses permitted

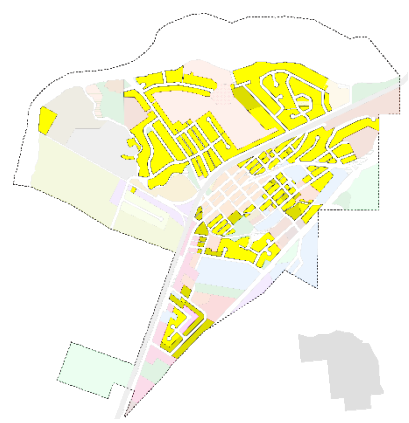


Figure 3 Proposed permitted areas

DISCUSSION

The keeping of backyard hens is often cited as a key component of ‘urban agriculture’ and is consistent with policy directions in Council’s Strategic Plan and Official Community Plan, which includes a commitment to promote and enhance food security. Backyard hens consume food scraps, insects and weeds while providing fresh eggs. A productive, healthy hen can be expected to lay about five to six eggs a week from about six months to five years of age, depending on the breed.

Following a review of residential hen programs among other British Columbia municipalities, several key provisions emerged as defining characteristics, including the number of hens, required space, coop height, minimum lot area, setbacks, placement in the rear yard, registration requirements and the fees to obtain a permit. As shown in Table 1, the number of hens allowed in the reviewed programs ranges from 2 to 10 with between 0.4 m² and 1.5 m² of required space for each hen. Coop heights are mostly limited to 2 metres and require minimum setbacks of between 1 and 3 metres (with a single outlier).

Table 1 Residential Hen Programs in Comparable Municipalities

Municipality	Number of Hens	Combined Outdoor and Indoor Space Per Hen	Coop Height	Minimum Lot Area	Setback	Rear Yard	Registration	Fee
District of Clearwater	Up to 4 for less than 1,012m ²	n/a	n/a	n/a	8 metres	No	No	\$0
City of Enderby	Up to 5	1.5m ² per hen	Minimum of 1.8 metres	n/a	3 metres	Yes	Yes	\$50
City of Kamloops	2 to 5	1.5m ² per hen	1.2 to 2.0 metres	370m ²	1 to 3 metres	Yes	Yes	\$0
City of Merritt	2 to 6	0.4m ² per hen	n/a	810m ²	1.5 metres	Yes	Yes	\$50
District of Saanich	Up to 10 for 1,114.8m ² to 1,858 m ²	1.29m ² per hen	Up to 2 metres	1,114.8m ²	3 metres	Yes	Yes	\$0
District of Squamish	Up to 5	1.29m ² per hen	Up to 2 metres	n/a	1.52 metres	Yes	Yes	\$0
City of Vernon	Up to 4	n/a	n/a	240 m ²	3 metres	Yes	Yes	\$5 per hen

Based on results of research into the experience of similar or nearby municipalities, staff has developed a set of regulations related to backyard hens for Council's consideration. Establishing standards that align with the existing programs in comparable municipalities, the proposed approach would be based on five components:

- Zoning Bylaw amendments (Bylaw 892-2022)
- A registration process with the Village and the BCPID program
- Municipal Ticket Information Bylaw amendments (Bylaw 918-2022)
- Fees and Charges Bylaw amendments (Bylaw 919-2022)
- Implementation including print and web-based information materials

If Council decides to proceed with Zoning Amendment Bylaw 892-2022, the Municipal Ticket Information Bylaw amendments, Fees and Charges Bylaw amendments and implementation will come forward for Council's consideration during its September 27, 2022 Regular Meeting.

Zoning Bylaw amendments

The proposed Zoning Bylaw amendments set out basic parameters for keeping backyard hens by adding definitions and a section to the general regulations of Zoning Bylaw No. 683-2006, which are summarized in Table 2 below.

Table 2 Summary of Proposed Zoning Amendment Standards

Provision	Recommendation
Zones proposed to allow Hens	R1, R1A and R2
Number of Hens	Allows for up to four hens per parcel, excluding roosters
Required Outdoor/Indoor Space Per Hen	0.5 m ² of indoor space per hen, 1.0 m ² of outdoor space per hen
Coop Height	Up to 2 metres
Minimum Lot Area	550 m ²
Setback	at least 3 m (9.84 feet) from the rear and side lot line and at least 3 m (9.84 feet) from any dwelling unit
Rear Yard	Placement of coop is limited to rear yard
Registration	Must register with BCPID and the Village
Fee	\$25 one-time processing fee

Registration

A key component of the proposed Backyard Hen program is the requirement that every hen kept on a residential-zoned lot must be registered with the Village. The registration will allow tracking of where chickens are located and will ensure Village bylaw standards are reviewed prior to the purchase of hens.

In addition, a condition of a Backyard Hen Permit is registration with the Provincial Ministry of Agriculture's BCPID program, which is used to inform planning and response to animal disease events or natural disaster emergencies like floods or fires. There is no cost to register and obtain a premises ID number from the Ministry of Agriculture and may be submitted by mail, email, online or in-person. Personal information is protected under the BC Animal Health Act and can only be used for the purposes set out in the Act.

Each property where livestock or poultry are kept are given a unique code assigned by the Ministry of Agriculture. This ensures:

- An up-to-date list of premises that have hens in the Village

- Rapid notification by the Ministry of Agriculture of poultry-related information to backyard hen owners
- Preparedness for animal health, natural disaster and food safety emergencies (for example, an avian flu outbreak)
- Facilitation of rapid evacuation of animals in a natural disaster emergency (for example, floods or fire).

A copy of the BCPID registration form and frequently asked questions sheet is available from any Ministry of Agriculture office or online.

Municipal Ticket Information Bylaw Amendment

The *Community Charter* grants the Village the authority to enforce regulatory bylaws by way of a Municipal Ticket Information (“MTI Ticket”). Pursuant to this authority, it is proposed that the Village enact an amendment to the Municipal Ticket Information Bylaw which would set a specified fine amount for each violation type. The Bylaw Enforcement Officer will have authority to write MTI tickets related to the keeping of hens. This will provide the Village with an efficient means of enforcing regulations. Fine amounts are set with reference to the minimum and maximum fines prescribed as well as the seriousness of the offence. Proposed fine amounts range from a minimum of \$100.00 to a maximum of \$250.00.

Table 3 Proposed additions to Municipal Ticketing Information Bylaw 736-2010

Violation Type	Section(s)	Fine
Hens not permitted	4.15.1	\$100.00
More than four (4) hens	4.15.2	\$150.00
Rooster not permitted	4.15.2	\$150.00
No hen registration	4.15.3	\$100.00
Inadequate hen shelter	4.15.7(c)(d)	\$150.00
Fail to clean coop/hen enclosure	4.15.7(e)	\$150.00
Sale of hen products	4.15.9(a)	\$250.00
Slaughter of hen on residential lot	4.15.9(b)	\$250.00
Hen in residential dwelling unit or on a balcony or deck	4.15.9(e)	\$150.00

Fees and Charges Bylaw Amendment

Section 194 of the *Community Charter* enables local governments to impose a fee for a service of the municipality or the exercise of authority to regulate, prohibit or impose requirements. The recommendations would introduce a fee for a Backyard Hens Permit, which is intended to offset some of the costs of administration and enforcement related to the Backyard Hens program. The proposed Fees and Charges Amendment Bylaw No. 919-2022 would establish an annual registration fee of \$25.00 by adding Schedule “L” Backyard Hen Permits to the Fees and Charges Bylaw No. 820-2016 as shown below:

Annual registration fee	\$25.00
-------------------------	---------

Implementation

If Council adopts the proposed Zoning Bylaw amendments proposed in this report, it is estimated that approximately 200 properties will become eligible to keep hens. Based on the experience of other municipalities, it is expected that only a small fraction (less than 1 percent) of eligible residents would seek to keep hens. To support the implementation of the Backyard Hen Permit program, staff will prepare a webpage with relevant information, social media posts, advertisements in local newspapers, frequently asked questions guide, and a permit application form as provided in Appendix “A”.

FINANCIAL IMPLICATIONS

In addition to the administrative expenses of processing permit applications, the financial implications of permitting backyard hens in residential areas include the potential costs of enforcing regulations and responding to the possible abandonment of hens. However, with low participation rates experienced in other municipalities, the financial impact is expected to be minimal.

POLICY IMPLICATIONS

- High level of support for allowing urban hens in Chase
- Food security
- Possible increase in complaints to bylaw enforcement for issues such as odour, noise
- Possible attractant of wildlife including coyotes, bobcats

STRATEGIC PLAN REFERENCE

Council's Strategic Plan 2021/2022 specifically cites urban hen procedures and requirements as a goal to be accomplished in 2022 as part of its strategy towards community planning and development. In addition, the Strategic Plan also commits the Village to *safe, orderly, responsible and efficient development* that promotes social and environmental sustainability.

RECOMMENDATION(S)

“THAT Zoning Amendment Bylaw No. 892-2022 be read a first time.”

“THAT Zoning Amendment Bylaw No. 892-2022 be read a second time.”

“THAT Zoning Amendment Bylaw No. 892-2022 proceed to a public hearing.”

Respectfully submitted,

Original Signed by
Deputy Corporate Officer

Approved for Council Consideration by CAO

Original Signed by
Chief Administrative Officer

**VILLAGE OF CHASE
BYLAW NO. 892-2022**

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

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

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

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

AND WHEREAS the *Community Charter*, S.B.C. 2003, Chapter 26, authorizes a local government to regulate, prohibit and impose requirements in relation to animals;

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

1. This Bylaw shall be cited for all purposes as “Village of Chase Zoning Amendment Bylaw No. 892-2022”.

2. The following definitions are added to Section 2 – DEFINITIONS:

COOP means a weatherproof structure with walls and a roof used for the shelter of hens.

HEN means a domesticated female chicken that is at least 4 months old.

KEEP means the act of having the care, custody, control or possession of an animal.

OUTDOOR HEN ENCLOSURE means an open-air area attached to and forming part of a Coop having a bare earth or vegetated floor for Hens to roam and is enclosed with fencing material.

ROOSTER means a male chicken.

3. Section 4.15 Backyard Hens is added to Section 4 General Regulations with the following sections:

4.15.1 The keeping of hens for domestic use where the lot is greater than 550 square metres is permitted in the following residential zones:

- (a) Low Density Residential (R1)
- (b) Low Density – Small Lot Residential (R1A)
- (c) Medium Density Residential (R2)
- (d) Limited Medium Density Residential (R2A)
- (e) Recreational Residential (R5)

4.15.2 A maximum of 4 Hens per parcel, but no Roosters, are permitted on lands described in Section 4.15.1.

4.15.3 A person may not Keep a Hen unless that person first submits a completed Backyard Hen Permit application to the Village and receives validation of registration from the Village.

4.15.4 The fees payable for Backyard Hen Permits are those set forth in the Village of Chase Fees and Charges Bylaw, as amended from time to time, and no license shall be issued until the fee has been paid to the Village and the License Inspector has approved the granting of the license.

4.15.5 The Village may not validate a Backyard Hen Permit application form unless satisfied that:

- (a) the applicant is the owner of the lot and resides on the lot on which the Hens will be Kept, or the applicant resides on the lot and has written consent from the owner of the lot to Keep Hens on the lot;
- (b) a valid British Columbia Poultry Premises Identification number obtained from the Ministry of Agriculture, is provided to the Village for the lot; and
- (c) all other required information on the Village's Hen Permit application form has been provided.

4.15.6 A validated Backyard Hen Permit is not transferable from one person to another or from one lot to another.

4.15.7 Every validated Backyard Hen Permit will terminate if the owner or occupier of the lot named in the registration changes.

4.15.8 A person who Keeps Hens shall:

- (a) ensure that a Coop and attached Outdoor Hen Enclosure is provided on the lot;

- (b) ensure that the Coop is situated at least 3 m (9.84 feet) from the rear and side lot line and at least 3 m (9.84 feet) from any dwelling unit.
- (c) provide each Hen with at least 0.5 m² (4.3 square feet) of interior Coop floor area and at least 1 m² (10.8 square feet) of Outdoor Hen Enclosure area;
- (d) provide each Hen with its own nest box and perch that is at least 15 cm (6 inches long), within a Coop;
- (e) maintain the Coop and Outdoor Hen Enclosure in good repair and in a sanitary condition, free from vermin and noxious or offensive smells and substances;
- (f) ensure that the Coop and Outdoor Hen Enclosure are secured from sunset to sunrise;
- (g) ensure that the Coop is no more than 10 m² in floor area and 2 metres in height; and
- (h) ensure the Coop and Outdoor Hen Enclosure are situated in a back yard with a continuous fence that is in accordance with Section 4.10 Fences.

4.15.9 A person who Keeps Hens shall:

- (a) provide each Hen with food, water, light, ventilation, and care, sufficient to maintain the Hen in good health;
- (b) store feed within a fully enclosed container and remove any leftover feed in a timely manner;
- (c) store manure produced by Hens within a fully enclosed container, with no more than 0.08 m³ [2.8 cubic feet] of manure stored on the lot at a time and ensure removal of all other manure not used for composting or fertilizing in a timely manner;
- (d) display a valid British Columbia Poultry Premises Identification number on the lots where the Hens are kept; and
- (e) immediately consult a licensed veterinarian if a Hen becomes infected with an infectious or communicable disease. If the diagnosis of the veterinarian confirms that the Hen is infected with an infectious or communicable disease:
 - i. if the person is not the owner of the lot, immediately notify the owner of the lot; and
 - ii. both the person and the owner of the lot shall immediately adhere to

national avian on-farm biosecurity standards recommended by the Canadian Food Inspection Agency to reduce potential for disease outbreak.

4.15.10 a person who Keeps Hens shall not:

- (a) sell eggs, manure, meat, or other products derived from Hens;
- (b) slaughter a Hen on the lot;
- (c) dispose of a Hen except by delivering it to a farm, abattoir, veterinarian, or other operation that is lawfully permitted to keep or dispose of Hens; or
- (d) keep a Hen in a cage, kennel, or any structure or building other than a Coop and Outdoor Hen Enclosure, including in, upon, or under any building used for human habitation; or
- (e) permit a Hen within a residential dwelling unit or on a balcony or deck.

The fees payable for Backyard Hen Permits are those set forth in the Village of Chase Fees and Charges Bylaw, as amended from time to time, and no license shall be issued until the fee has been paid to the Village and the License Inspector has approved the granting of the license.

READ A FIRST TIME THIS ____ DAY OF _____

READ A SECOND TIME THIS ____ DAY OF _____

PUBLIC HEARING HELD THIS ____ DAY OF _____

READ A THIRD TIME THIS ____ DAY OF _____

ADOPTED THIS ____ DAY OF _____

Rod Crowe, Mayor

Sean O'Flaherty, Corporate Officer

VILLAGE OF CHASE

Bylaw No. 920-2022

A bylaw to amend the Regulations of Signs within the Village of Chase

WHEREAS the *Community Charter* authorizes Council, by bylaw, to regulate signs within the municipal boundaries;

AND WHEREAS the Council of the Village of Chase enacted Bylaw No. 49 cited as “The Sign Regulations Bylaw No. 49, 1971.”;

AND WHEREAS the Council of the Village of Chase deems it necessary to amend Bylaw No. 49 ,1971 to restrict the number of election candidate display signs;

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

1. This Bylaw shall be cited for all purposes as “Village of Chase Sign Regulations Bylaw No. 49, 1971, Amendment Bylaw No. 920-2022”.
2. The following definition of Election sign is hereby added to the bylaw as Item 1. (r):
“Election sign is a display sign used by local government election candidates during the campaign period of a Local Government Election.”
3. The following is hereby added to Bylaw No. 49, 1971 as Item 5.06:
“Election signage will not be permitted on any public property within the Village of Chase.”
4. The following is hereby added to Bylaw No. 49, 1971 as Item 5.07:
“Mayoral candidates in a local government election are restricted to placing no more than 30 (thirty) display signs visible from public property within the Village of Chase.”
5. The following is hereby added to Bylaw No. 49, 1971 as Item 5.08:
“Councillor candidates in a local government election are restricted to placing no more than 20 (twenty) display signs visible from public property within the Village of Chase.”

READ A FIRST TIME THIS ____ DAY OF _____

READ A SECOND TIME THIS ____ DAY OF _____

READ A THIRD TIME THIS ____ DAY OF _____

ADOPTED THIS ____ DAY OF _____

Rod Crowe, Mayor

Sean O'Flaherty, Corporate Officer

Mayor Rod Crowe and Council,
Village of Chase,
P.O. Box 440, 826 Okanagan Ave., Chase, BC

August 17th, 2022

Good Morning Mayor Crowe:

Re: VILLAGE OF CHASE – EVACUATION PLAN (Edition: March 2022)

I refer in this correspondence to the minutes of the July 12th, 2022 Regular Council Meeting of the Village of Chase. Under item 11 (Opportunity for Public to Speak on Municipal Matters), Mr. Covington spoke to Council regarding the Village's Emergency Evacuation plan and the need to fill emergency operations positions and identify vulnerable populations. The response via CAO dealt with staffing shortages which prevented filling the emergency operations position, and that listing of vulnerable members of the community awaits a grant approval from UBCM.

I have reviewed the 2022 Village of Chase Evacuation Plan noted above. This is a very comprehensive plan and sets out guidelines and a check-list of how to use the plan to aid in an emergency situation. Section 1.1 of the Plan (Purpose and Objectives) begins as follows: "The Village of Chase Evacuation Plan is intended to be used in conjunction with the Village of Chase Emergency Plan and the Emergency Plans of partner agencies and key stakeholders." Section 1.2 (Assumptions) commences with "This Evacuation Plan assumes that: The Village of Chase Emergency Plan is accurate and current" and it goes on to list 10 items that are the responsibility of the Village of Chase, including such items as "There is one person in the organization who is responsible for leading, implementing, coordinating and overseeing all emergency management planning activities".

The issue of a local Emergency Evacuation Plan was brought to the attention of the Village of Chase at a meeting held in Council Chambers on August 17th, 2021 following the Westwold /Monte Lake fires. At that time we learned the TRNRD had been assigned the responsibility of preparing for, responding to and recovery from Emergencies and Disaster for this (and many other) Municipality. The Village Emergency Response and Evacuation Plan (2013) showed that "an Evacuation Plan has been prepared that identifies the population at risk" however there was no actual Plan for the Village to follow, no quick and effective communications strategy that would ensure all residents could be notified, and no indication of who could be categorised as vulnerable or requiring assistance.

From the outset this has been presented to you as being an extremely important issue for Chase and all of our neighbouring communities . We have had three public input sessions since our Wildfire "Evacuation Alert" August 6th, 2021, and several discussions to try to move this issue forward. We are now well into our 2022 Wildfire season, and still no local results to link our Village Emergency / Evacuation strategy with the purpose and objectives of this new 2022 Evacuation Plan. We have talked, but in reality have made little progress from where we were last year at this time.

Would you kindly advise me what action you and council anticipate for this Village of Chase Emergency Procedure Plan for the safety of our residents, during the remainder of this term.

Sincerely yours

(J.L. McLean) 371 Juniper St, Chase BC

RECEIVED
Village of Chase

AUG 18 2022

Original _____
File _____
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Agenda _____

RECEIVED
Village of Chase

AUG 24 2022

Aug. 18th, 2022

David Smith
P.O. Box 863 / 423 Larch St.
Chase, B.C. V0E 1M0

Original _____
File _____
Copy _____
Agenda _____

To the Village of Chase;
Hello Mr. Mayor and Council Members;

I writing to express my concerns about the fledgling Chase Emergency Plan that most local residents seem to know nothing about.

I am grateful that Council has adopted a TNRD/Emergency Plan for Chase and further have purchased into the "VOYENT ALERT Program" and have begun to promote that fact through internal Village mail outs. I have been concerned this summer with the lack of progress with specific Emergency Preparedness timelines, concerns about the lack of a Community Emergency Coordinator or a dedicated taskforce team. Even with the "new technology" of Voyent Alert, local residents still need to register with Voyent in order to receive Emergency notifications and alerts; many seniors and elders don't know this app technology. The responsibility will still rest with local government but we will still have to rely on a broad volunteer base to help coordinate, promote and activate, carry out any local neighbourhood emergency plan; it won't / can't be done without the Community participation.

The Chase Community Emergency Plan needs promotion and planning now, it's simply too late after an emergency event, we may only have 1 chance, so we must get it right and be prepared for any seasonal emergency. Given the need for a Community Team to help coordinate the multiple neighbourhoods / areas plans and possible responses, we are already behind the eight ball. Let's get the discussion and educational promotion going so more of our Chase residents are knowledgeable and are really prepared.

We need a local Coordinator, a person who can provide 2 or more services to the Village of Chase – one as part – time Emergency Coordinator and part time Community Coordinator to assist multiple community organizations, service clubs, seniors groups.

I am enclosing a little Red Cross Be prepared pocket booklet that provides some good sensible information, maybe we could use something like this for Chase.

Thank you for listening and I do hope that we in Chase get started on this Community Emergency Outreach program and that the Village creates a multi function position.

Sincerely,



Dave Smith, P.O. Box 863 - 423 Larch St., Chase, B.C., V0E 1M0



BE READY

POCKET GUIDE

www.redcross.ca/ready

This guide is intended to give you general information about how you can increase your preparedness to lessen the impact of a disaster or emergency.

This information is designed to complement instructions from local, provincial and federal authorities, community leaders, emergency services personnel, police and fire departments. During a disaster or emergency, consult your doctor or other health care professional if you have specific needs or are experiencing a difficult or stressful situation.

If you need immediate assistance, call 911 or your local emergency number and follow the instructions of local authorities and emergency services personnel.

DISCLAIMER: The material in this document is for information only and should not be relied upon as professional advice. By accessing the information in this document, you agree that the Canadian Red Cross and its agents shall not be liable for any injury, loss, claim, or damages of any kind arising from this information, or any other claim directly or indirectly related to the use of this information.



“BE READY” PRACTICAL GUIDE

Designed to be stored in your emergency evacuation kit, or be kept in a safe place in your home. This guide will help you prepare for a wide range of emergency situations.



GET CERTIFIED

To know more about First Aid and CPR training, visit:
redcross.ca/learnfirstaid

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STEP 1: KNOW THE RISKS

Many Canadians have faced emergency situations in the past, from floods to wildfires to power outages. Make sure that you understand the risks in your area to help you be ready.

- **Talk to municipal authorities** to find out what types of hazards are common in your area and what emergency plans are in place, including the locations of emergency shelters and evacuation routes.
- **Assess your situation** and the likelihood that your household will be exposed to these hazards.



EARTHQUAKES

Earthquakes can strike suddenly and without warning.

In Canada, the areas most at risk for earthquakes are the coast of British Columbia, the St. Lawrence and Ottawa valleys, and parts of the three northern territories. Coastal British Columbia also faces the threat of a tsunami, a series of large waves caused by a significant earthquake beneath the ocean floor.



FLOODS

Floods are one of the most common and costly disasters in Canada, especially in terms of property damage. Floods can occur in any region, rural or urban, at virtually any time of the year. Floods can occur when there is heavy or steady rain for several hours or days. Hurricanes, violent storms, ice jams, or dams breaking can also lead to flooding, and urban areas on low-lying land are particularly prone to flooding.





HOME FIRES

Home fires can happen anywhere and anytime, but are most likely to occur during winter in Canada. The most common causes are leaving the stove on unsupervised, improperly putting out cigarettes, and letting candles burn unattended.



WINTER STORMS OR EXTREME COLD

Across Canada, winter storms can occur suddenly and last for multiple days. These storms can lead to heavy snowfall, dangerously low temperatures, high winds, ice pellets, and freezing rain. Winter storms can impact entire communities or regions and make roads impassable. Blizzards and ice storms are common in Canada.





HEAT WAVES

Canadian summers are often very hot, and extended heat waves can pose medical risks. Prolonged exposure to extreme heat can cause serious physical problems such as heat cramps, heat exhaustion, and heat stroke.



THUNDERSTORMS

Thunderstorms occur most often in the spring and summer and can strike anywhere. They can come up quickly and cause severe damage and prolonged power outages. They often include high winds, lightning, heavy rain, hail, and even tornadoes.



POWER OUTAGES

Power outages can occur anywhere and anytime, and can last a few hours or days. During a power outage, you may be left without heat, air conditioning, lighting, hot water, or even running water. In winter, a power outage can quickly make your home uninhabitable.

STEP 2:

MAKE A PLAN

It is important to know what to do in the event of an emergency or evacuation. You should also take your household and neighbours into account when making your emergency plan and share it with them.

- **Make note of the hazards** that could affect your household or community.
- **Identify any special medical, social, or functional needs**, that you may have.
- Identify actions you can take to increase your **capacity during and after a disaster or emergency**.
- **Determine the best ways to evacuate** your home in case of an emergency, such as a fire.

STEP 2

- **Choose a safe place to meet outside your home,** and another outside your area, and tell your friends and family.
- **Include a plan for evacuating your pets.**
- Practice your **evacuation plan.**

KNOW YOUR COMMUNITY



Find local resources that can help you prepare or be useful in a disaster or emergency.



Talk to your friends and neighbours to see who can lend you a hand.



Learn about your community's emergency plan and evacuation routes.



Find out what communication methods your municipality plans to use during a disaster or emergency.



IDENTIFY AN OUT-OF-TOWN EMERGENCY CONTACT



Choose someone who lives in an area far enough away from yours and who is therefore unlikely to be affected by the same disaster or emergency.



Ensure that the designated person knows that they are your out-of-town emergency contact.



Make sure your loved ones and all members of your household know how to get in touch with your out-of-town emergency contact.



STEP 3:

GET A KIT

The Canadian Red Cross recommends keeping an emergency evacuation kit and an emergency shelter-in-place kit in your home so that you are prepared for any disaster or emergency that could arise.

If you need to evacuate your home, you may only have a few minutes to gather everything you need before leaving. This is why it is important to have an **emergency evacuation kit** by your main exit that is ready to grab in an evacuation.

The **emergency shelter-in-place kit** is useful when sheltering at home is recommended. These items should ideally be put in a bag or container, but can also be kept in different places in your home. A list that shows the exact location of each item should be included in the emergency evacuation kit. This kit must contain enough supplies to meet your household's needs for at least three days.

The following lists contain suggested items for your emergency kits. Make sure to check the items in your kits every year and restock them after each use.

TO ASSEMBLE YOUR EMERGENCY EVACUATION KIT, USE THE FOLLOWING LIST:

- ☐ Copies of your car and house keys
- ☐ First aid kit
- ☐ Cash in small bills
- ☐ Important documents for each household member (copies of birth/marriage certificates, passports, health cards, driver's licences, wills, deeds, insurance)
- ☐ Copy or original of your emergency plan
- ☐ Portable cellphone charger and charging cable
- ☐ Three-day supply of medication (if needed)
- ☐ Masks and hand sanitizer
- ☐ Non-perishable food (such as energy bars and dehydrated foods)
- ☐ Water bottle, reusable if possible
- ☐ Personal hygiene items
- ☐ Paper and pens
- ☐ Whistle
- ☐ Pet food (if needed)
- ☐ List of items for the emergency shelter-in-place kit

STEP 3

If you want to be extra prepared,
here are some other items to consider:

- ☐ Emergency blanket
- ☐ Pocket knife
- ☐ Ice grips for boots
- ☐ Change of clothing and shoes

To the emergency evacuation kit, attach a list of the **items to gather in an evacuation that you use every day** and their locations in your home.

Examples of items to gather:

- ☐ Cellphone
- ☐ Vision and dental aids (glasses, dentures, contact lenses, etc.)
- ☐ Medication (if the kit does not contain a supply)
- ☐ Functional aids (cane, walker, hearing aids, respiratory aids, glucose monitor, etc.)
- ☐ Ice grips for boots (in winter)

TO ASSEMBLE YOUR EMERGENCY SHELTER-IN-PLACE KIT, USE THE FOLLOWING LIST:

- ☐ Two litres of water per person per day for three days, or the equivalent in jugs to fill for drinking
- ☐ Ready-to-eat non-perishable food for three days

- ☐ Pet food for three days (if needed)
- ☐ Manual can opener and utensils
- ☐ Flashlight with batteries
- ☐ Crank or battery-operated radio

If you want to be extra prepared,
here are some other items to consider:

- ☐ Two litres of water per person per day for three days, or the equivalent in bottles to fill for cooking and washing
- ☐ Warm blanket or sleeping bag
- ☐ Duct tape
- ☐ Scissors
- ☐ Candles and matches
- ☐ Toilet paper
- ☐ Multitool or basic tools
- ☐ Water treatment tablets, filters or drops
- ☐ Plastic tarps
- ☐ Garbage bags

Get your kits or items at

shop.redcross.ca

STEP 4:

WHAT TO DO



UNDERSTAND WEATHER ALERTS

WEATHER WATCHES

A watch alerts you to the possibility that a type of hazard or weather event may occur.

- Be alert.
- Follow weather reports.
- Start making preparations and be ready to take action as soon as conditions worsen.

WARNINGS

A weather watch can be upgraded to a warning when a type of hazard or severe weather event is about to occur or is already occurring.

- Take immediate action to ensure your safety when a warning is issued.
- Evacuate your home if the local authorities ask you to do so.



EARTHQUAKES

BEFORE an earthquake

- Identify safe places to take shelter if an earthquake occurs. This can be under furniture or against an interior wall away from windows, bookcases or tall furniture that could fall on you.
- Learn how to turn off your home's water and electricity.
- Secure top-heavy furniture to the wall to prevent tipping.
- Place beds and chairs away from chimneys and windows. Don't hang heavy pictures or items over beds.

DURING an earthquake

- Drop under a piece of heavy furniture such as a desk, table, or bed.
- Cover your head and torso to protect yourself from falling objects.
- Hold on to the furniture you are under to remain covered.
- If unable to get under a sturdy piece of furniture or object, flatten yourself or crouch against an interior wall.
- Stay away from windows and heavy objects.
- If using a wheelchair, lock the wheels and protect the back of your head and neck.

STEP 4

- If outside, go to an open area away from buildings, power lines, trees, and streetlights and drop to the ground.
- Avoid bridges, buildings, overpasses, underpasses, or anything that could collapse.
- Stay away from downed power lines.
- If in a tsunami risk area, go inland and to higher ground immediately. Tsunamis can occur minutes after an earthquake or several hours later.

AFTER an earthquake

- Remember that aftershocks are common.
- If you had to evacuate your home or area due to a tsunami threat, wait for authorization from authorities before returning home.
- Make sure that your home has no structural damage or hazards. If your home is unsafe, do not re-enter.
- If you have to evacuate your home, take your emergency evacuation kit with you.
- Wear sturdy shoes and protective clothing when clearing debris.
- Do not light matches or turn on lights until you are sure that there are no gas leaks or flammable liquid spills.
- If you still have running water, fill your bathtub and clean containers in case the supply gets cut off.
- If you need assistance, place a sign that says "Help" in your window.



FLOODS

BEFORE a flood

- Talk to your loved ones and all members of your household about what you would do in the event of a flood.
- Obtain home insurance with flood coverage.
- Talk to your insurance provider about your risk and additional steps you can take to protect your home.
- Protect your valuables by storing them in waterproof containers placed above potential water levels.
- Follow local news and weather reports to be aware of flood alerts.
- In the event of a warning, follow the directions of local authorities.



DURING a flood

- Follow local news reports to stay up to date on flood warnings and the latest developments. Follow safety instructions.
- Be prepared to evacuate at a moment's notice.
- Head for higher ground and stay there if a flood or flash flood warning is issued for your area.
- Place your valuables on the top floor.
- Remain on the top floor and wait for instructions from local authorities.
- Avoid walking and driving through floodwaters, which could be deeper than you think. Turn around, don't drown! Be especially cautious at night, when it is harder to recognize flood danger.
- Keep children and pets away from floodwaters.



AFTER a flood

- Continue to take precautions and follow directions from local authorities.
- Notify your insurance company.
- Only return home once local authorities have advised you that it is safe to do so.
- Do not use food or water that may be contaminated. When in doubt, throw it out!
- When cleaning your home, maintain good hygiene by minimizing contact with floodwater or anything that may have come in contact with it. Wear protective clothing, such as rubber/sturdy boots, safety glasses, a hard hat, rubber gloves and a dust mask.
- Do not use any appliances or heating, pressure, or sewage systems until their electrical components are dry and have been inspected by an electrician.
- Check with local authorities or community leaders about how to properly dispose of damaged or contaminated items.
- Check with local authorities to see whether you are eligible for a disaster financial assistance program.



HOME FIRES

BEFORE a home fire

- Learn fire safety methods. Make sure that you are familiar with “stop, drop, and roll” in case your clothing catches fire.
- Keep flammable items such as clothing, towels, and plastic at least a metre away from heat sources, such as space heaters and stovetops.
- Do not smoke in bed.
- Keep a fire extinguisher in an accessible location.
- Never leave lit candles unattended.
- Install smoke alarms and carbon monoxide detectors on each level of your home. Test them twice a year.
- Create a fire evacuation plan. Mark the locations of primary and secondary exits and choose a meeting place near your home.
- Practice your evacuation plan.

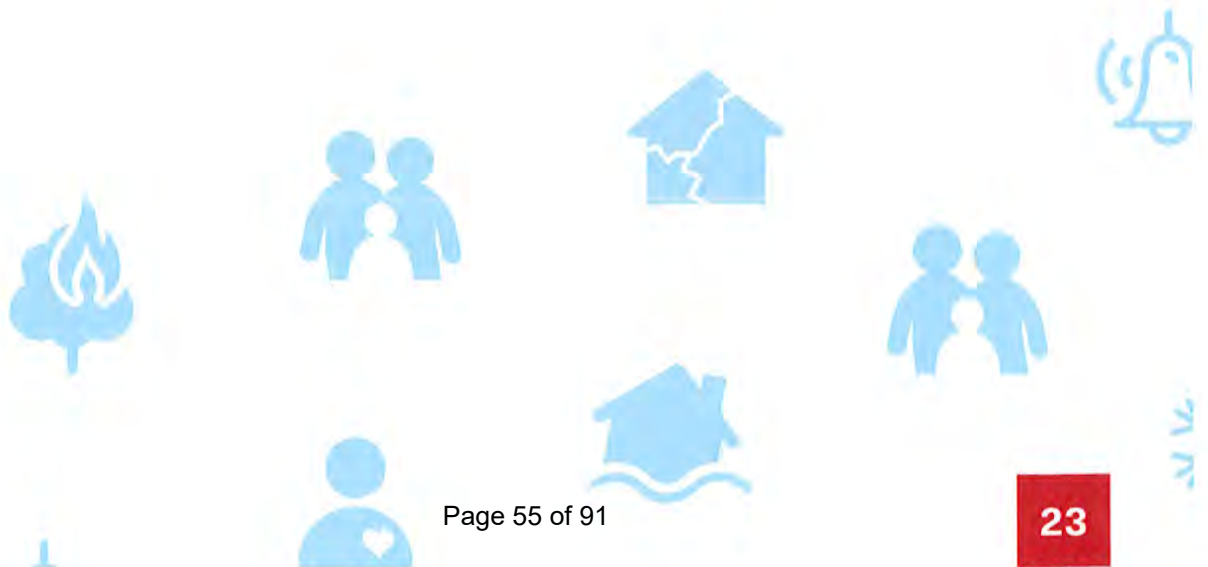


DURING a home fire

- Follow your evacuation plan. Get out and stay out.
- Call emergency services from a neighbour's home.
- While exiting your home, crawl under the smoke.
- If smoke, heat, or flames block your exit, stay in the room with the door closed. If possible place a wet towel under the door and **call 911**. Open a window and wave a brightly coloured cloth or use a flashlight to signal for help.

AFTER a home fire

- Have injuries treated by a medical professional.
- Check with the fire department to make sure that your residence is safe to enter.
- When cleaning up, protect yourself by wearing sturdy boots, safety goggles and rubber gloves.





WINTER STORM OR EXTREME COLD

BEFORE a winter storm or extreme cold

- Winterize your home by insulating the walls and attic, caulking and weather-stripping doors and windows, and installing storm windows or covering windows with plastic film.
- Prepare your vehicle for winter weather.
- Winterize your home and car emergency kits with warm clothing and blankets.
- Buy rock salt and sand to melt ice and improve traction.
- Make sure that you have a shovel and snow removal equipment handy.
- Have an alternative heat source, such as a space heater, gas fireplace, wood stove, or generator so that you can heat one room in your home.
- Keep a fire extinguisher on hand and make sure that you know how to use it.
- Talk with your loved ones and all members of your household about your emergency plan in the event of a winter storm at home or in the car.
- Make sure that you have ice grips for your boots in case the ground freezes.
- Prepare for the possibility of a power outage, downed power lines, or damaged trees.

- Familiarize yourself with home delivery services to meet your essential needs if you have to shelter at home for an extended period (grocery stores, pharmacies, Meals on Wheels, community organizations, etc.).
- Make sure that you know who can help you clear your home's entrance, emergency exits, and stairs in the event of a heavy snowfall.

DURING a winter storm or extreme cold

- Follow local news and weather reports for current weather conditions.
- Avoid going outside or travelling unless absolutely necessary.
- If you have to go out in the storm:
 - Dress warmly to protect yourself from the elements.
 - If possible, avoid going alone.
 - Do not overexert yourself or work outside for extended periods.
 - Tell someone that you are going out and for how long.
- Keep your pets indoors.
- Never use propane, a barbecue, or a generator indoors! Carbon monoxide kills.

AFTER a winter storm or extreme cold

- Avoid travelling if possible and follow local news and weather reports for current road, sidewalk, and weather conditions.
- Check the wind chill, which combines the temperature and wind to indicate how cold it feels to the average person. Avoid unnecessarily exposing any part of your body to the cold.
- Be careful when clearing snow around your home. Take your time and avoid overexerting yourself. Take regular breaks to warm up and rest.





HEAT WAVES

BEFORE a heat wave

- Follow local news and weather reports for heat warnings.
- Find ways to keep cool before the hot weather starts. For example, get air conditioning and fans to help keep your home cool.
- Make sure that your pets have enough water and a shady place to rest.

DURING a heat wave

- The most important precaution you can take is to drink plenty of cool fluids, even if you don't feel thirsty. In general, seniors feel less thirsty.
- Close windows and blinds to keep the heat out of your home.
- Avoid going outside during the hottest part of the day (typically between 10 a.m. and 2 p.m.).
- Know the humidex rating, which combines the temperature and humidity to indicate how hot it feels to the average person.
- Dress for the heat and your activity level. Wear light, loose clothing.
- If you don't have access to air conditioning or fans, spend the day in air-conditioned places such as the library or mall.

STEP 4

- When going outside, always put on a hat and sunscreen (SPF 15 or higher).
- Slow down your activities as it gets hotter. Move indoors and don't work, exercise, or play outside for extended periods.
- If you need to be outside, take frequent breaks in a cool or shady area and use a buddy system.
- Avoid caffeine and alcohol, which can cause dehydration and prevent your body from controlling its temperature properly.
- Watch for symptoms of heat emergencies, such as:
 - Dizziness or fainting
 - Nausea or vomiting
 - Rapid breathing and heartbeat
 - Extreme thirst
 - Decreased urination (very dark yellow colour)
 - Behavioural changes in children
- Check on your pets regularly and make sure that they have enough water and a shady place to rest.

AFTER a heat wave

- Open windows and blinds to let fresh air circulate in your home.
- Ask for help from neighbours, friends, and family if needed.
- Continue drinking water.



THUNDERSTORMS

BEFORE a thunderstorm

- Keep an eye on weather reports.
- Keep trees and shrubs trimmed to make them more wind resistant and remove damaged branches.
- Make sure that your roof is in good condition.
- If you hear thunder, go indoors.

DURING a thunderstorm

- If someone is struck by lightning, call for help immediately. If trained in first aid, provide first aid.
- Avoid using electrical equipment and landlines. Use battery-operated devices instead, such as flashlights.
- Close and stay away from outside doors and windows.
- Avoid things that could attract lightning, such as goal posts, fences, tractors, and bicycles. Avoid sheltering under tall objects like trees.
- If you are caught in an open field, kneel on the ground with your feet together, your hands on your knees, and your body bent forward.

STEP 4

- Stay away from water, which conducts electricity. Avoid swimming. If you are in a boat, get to shore as quickly as possible. Be careful around creeks and rivers that may be subject to flash flooding during a severe storm.
- If you are driving, find a safe place to pull over. Stay in the car, put on your hazard lights, and wait for the rain to subside.
- Avoid touching metal or other conductive surfaces inside or outside the vehicle.

AFTER a thunderstorm

- Turn around, don't drown! Avoid driving through flooded areas. They could be deeper than you think.
- Stay away from downed power lines and report them immediately.
- Keep an eye on kids and pets.

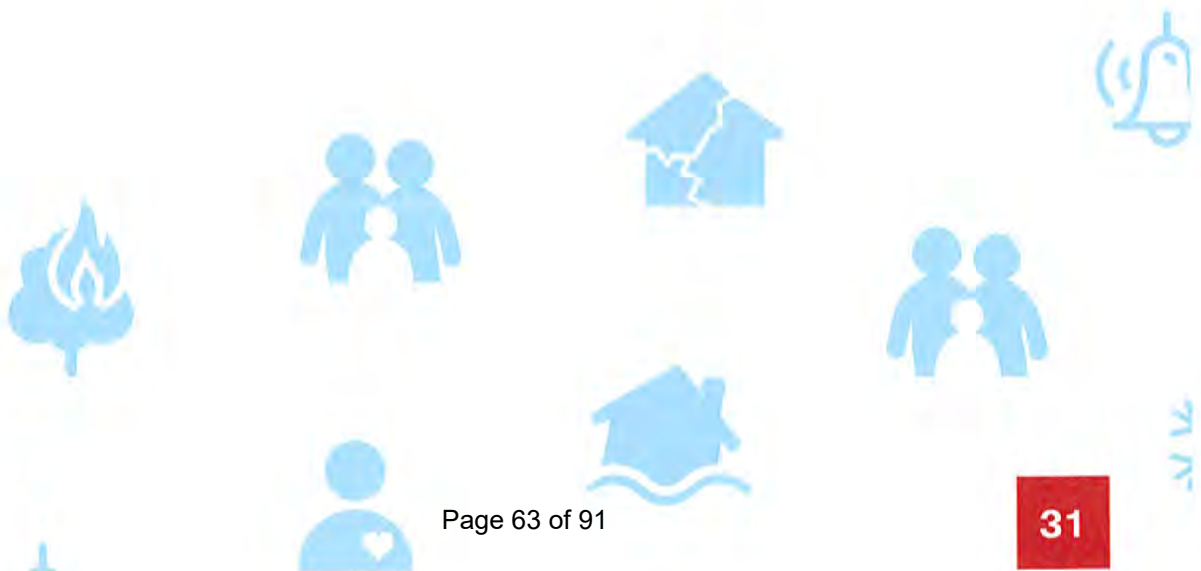




POWER OUTAGES

BEFORE a power outage

- Keep a flashlight handy.
- Get a battery-powered or wind-up radio.
- Protect all your electrical appliances with a surge protector.
- Contact your hydro company to discuss your needs. For example, find out whether you can use alternative energy sources to power your home. They may also be able to consider you a priority customer when restoring service in an emergency, particularly if you use electrical equipment that is essential for your health.
- If you use medical equipment that requires electricity, ask your doctor whether it can be used in a power outage and if it needs to be operated differently than usual. If it cannot be used in a power outage, ask your doctor for an alternative solution.



DURING a power outage

- Check whether the power outage is only in your home. If your neighbours have power, check your breaker panel or fuse box. If that's not the problem, contact your hydro company.
- Turn off and unplug all your appliances and electrical equipment and turn the heat down to prevent damage from a power surge when the power is restored.
- Turn off all your lights, except one inside and one outside, so that both you and hydro crews outside know when power has been restored.
- Don't open your freezer or fridge unless it's necessary. A freezer will keep food frozen for up to 36 hours if the door remains closed.
- Never use a barbecue, camping heating equipment, or a generator indoors, because they give off carbon monoxide.
- Never leave lit candles unattended.



AFTER a power outage

- Give the electrical system a chance to stabilize before reconnecting appliances. Turn the heat up first, and after a couple of minutes, reconnect the fridge and freezer. Wait 10 to 15 minutes before reconnecting all other appliances and electrical equipment.
- Close the drain valve in the basement.
- Turn on the water supply.
- Make sure that the hot water heater is full before turning it back on.
- Check food supplies in the fridge, freezer, and pantry for signs of spoilage.



PREPARING EMOTIONALLY FOR DISASTERS AND EMERGENCIES

Emergencies can be stressful and challenging. It is quite common to have unpleasant physical, psychological and emotional reactions to these types of situations.

PREPARATION MAKES ALL THE DIFFERENCE

- During a difficult or stressful emergency, having an emergency plan will help you know exactly what to do to take care of yourself. Your preparations will also help you stay calm and reduce stress.
- An emergency can bring on the following common physical, psychological, and emotional reactions:
 - Stomachaches
 - Insomnia or fatigue
 - Sadness or depression
 - Excessive anxiety
 - Irritability or anger
 - Confusion or disorientation
 - Memory problems
 - Difficulty concentrating

- Losing track of time
- Withdrawing from others
- A worsening of chronic medical conditions like arthritis, diabetes, or high blood pressure

YOUR SUPPORT RESOURCES

- You have abilities and life experience that you can lean on in an emergency. Think about how you have dealt with stressful situations in the past and reflect on how you can reuse those same coping methods in an emergency. Remind yourself of your strengths and encourage yourself with a positive attitude.
- Having support from others is important, and it's essential to get help when you need it. Resources are available, whether that may include your family, your friends, your neighbours, community organizations, or a health care provider.
- The effects of stress can last several weeks. If they persist and prevent you from functioning normally for a long period of time, or aggravate pre-existing mental or physical health issues, seek help.
- For example, you can call a help line or obtain health information by calling **Info-Santé at 811**, or get support from **community organizations by calling 211**. Don't hesitate to reach out and express your needs.

TIPS TO HELP YOU COPE DURING A STRESSFUL SITUATION

- Get enough rest
- Do as much physical activity as possible
- Stay hydrated and eat regular, nutritious meals
- Accept help from others
- Find a support network
- Take time to do an activity you enjoy

LEARN MORE

redcross.ca/ready

For more information about disasters and services in your area, contact your local Canadian Red Cross office.

Find your local services or office at **redcross.ca/in-your-community**.

OUR MISSION

We help people and communities in Canada and around the world in times of need and support them in strengthening their resilience.

In Canada

We respond to the needs of communities across the country. Whether helping people who had to evacuate after a major flood, to train children to stay home alone, or teaching people vital lifesaving skills, the Canadian Red Cross is there to ensure that basic needs are met regardless of who you are and where you live.

Around the world

We work with Canadian Red Cross partners around the globe, focusing on improving the health of mothers, newborns, and young children, as well as responding to the needs of communities impacted by disasters, conflicts or public health emergencies.



VILLAGE OF CHASE Administrative Report

TO: Mayor and Council
FROM: Corporate Officer
DATE: 22 August 2022
RE: Application to Vary Regulations of Village of Chase Zoning Bylaw 683-2006
21-235 Aylmer Road

ISSUE/PURPOSE

To obtain Council's authorization to proceed with the referral process for a development variance permit to vary the parcel line setbacks.

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 parcel line setbacks.**
2. **Do not accept the application.**

BACKGROUND

The applicant, owner of the property at 21-235 Aylmer Road has applied to vary the front setback distance. The front parcel setback regulation in the zoning bylaw is 3.0 metres and the application requests a 0.2 metre (8 inches) relaxation. The foundation was improperly located during construction.

DISCUSSION

Attached to this report are:

- Application
- Pre and post construction survey

REFERRALS

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

FINANCIAL IMPLICATIONS

None

POLICY IMPLICATIONS

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

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

RECOMMENDATION

"THAT Council accept the application and direct staff to complete the referral process."

Respectfully submitted,

Approved for Council Consideration by CAO

*Original Signed by
Director of Corporate Operations*

*Original Signed by
Chief Administrative Officer*

VILLAGE OF CHASE

RECEIVED
Village of Chase

AUG 18 2022

Application for Permit

(please check one)

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

Original _____
File _____
Copy _____
Agenda _____

1. Registered property owner's name, address and telephone number
Warlo Mortgage Investment Corporation (beneficial owner Chase DevCo Ltd.)
902 - 777 West Broadway Vancouver BC V5K 4J7 604-879-4924
2. Authorized agent's name, address and telephone number (if agent is handling application, please supply written authorization from owner)
David Cunliffe 8 - 5260 Squilax Anglemont Road Celista BC V0E 1M6 250-851-6852
3. Legal description and Property Identification Number of subject property
RD-031-176-216 Title CA8322220, Kern Division yaledist.
4. Approximate area of subject property
262m² EP6769-21
5. Existing use of subject property
Residential
6. Existing use of adjacent property
Residential
7. Detailed description including drawings, of the project or situation necessitating your application. Please provide additional pages as necessary.
Modular home is encroaching 8" into the minimum set back at front. zoning

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

Dave Cunliffe

Digitally signed by Dave Cunliffe
DN: cn=Dave Cunliffe, o=D.S. Cunliffe
Engineering Services, ou,
email=DaveCunliffe@AirspeedWireless,
ca, c=CA
Date: 2021.08.18 16:03:34 -0700

Signature of Owner or Agent

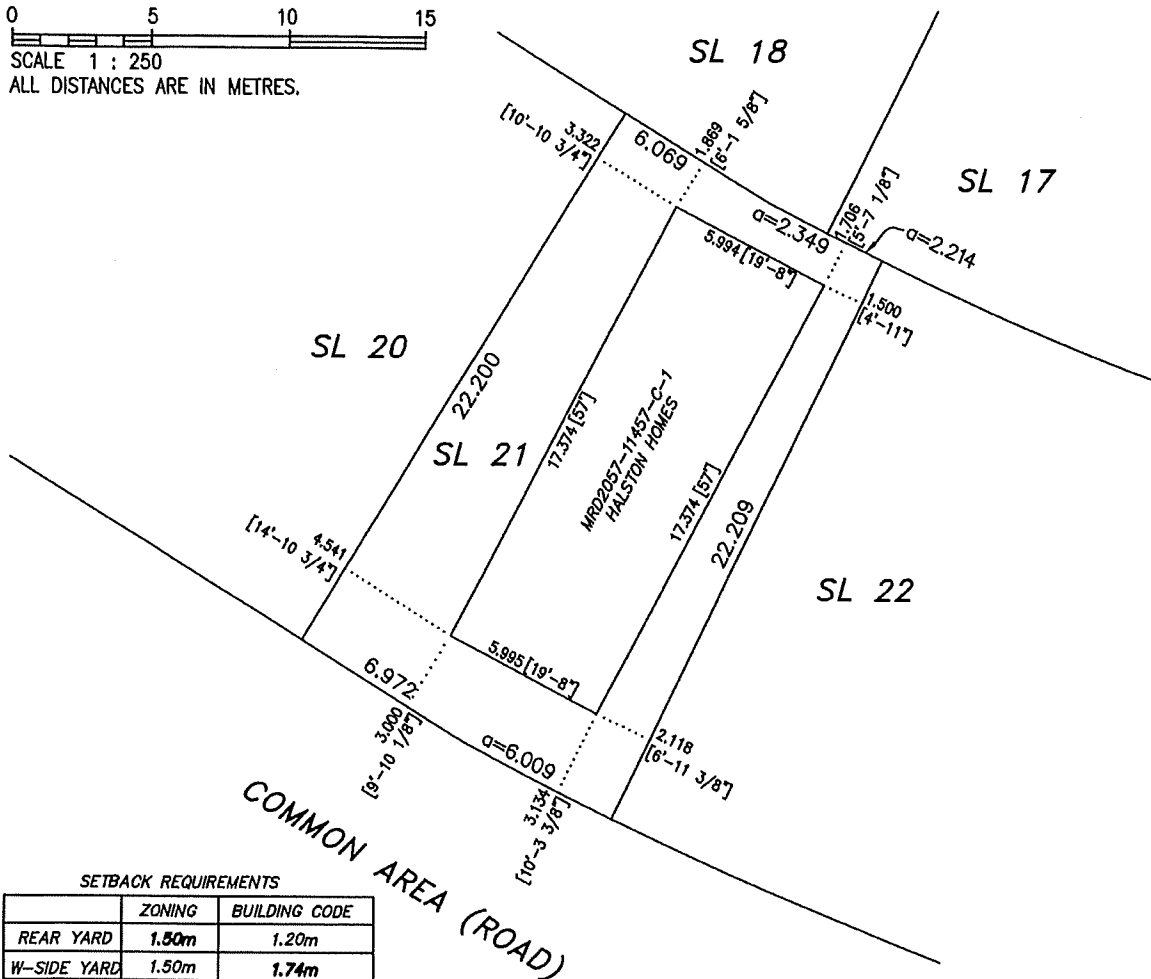
Date

Aug 15, 2022

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

PLOT PLAN OF STRATA LOT 21 DL 517 KDYD STRATA PLAN EPS6769

TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO
THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM V



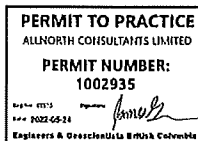
SETBACK REQUIREMENTS

	ZONING	BUILDING CODE
REAR YARD	1.50m	1.20m
W-SIDE YARD	1.50m	1.74m
FRONT YARD	3.0m	1.20m
E-SIDE YARD	1.50m	1.39m

- * SETBACKS MEASURED FROM PROPERTY LINE.
- * SETBACKS SHOWN IN BOLD GOVERN.
- * BUILDING MEASUREMENTS ARE FRAME TO FRAME AND DO NOT INCLUDE SIDING.

NOTE:
OWNERS, GENERAL CONTRACTORS AND
SUB-CONTRACTORS TO VERIFY ALL
MEASUREMENTS TO ENSURE THEY AGREE
WITH THE PLANS ISSUED FOR CONSTRUCTION
AND ANY AUTHORIZED REVISIONS.
ANY ERRORS OR OMISSIONS ARE TO BE
REPORTED TO ALLNORTH LAND SURVEYORS
BEFORE CONSTRUCTION BEGINS.

P:\LS\Registered Plans\STRATAS\EPS Drawing Files\EPS6769.dwg



Allnorth
Land Surveyors

#100-275 LANSLOWNE STREET
KAMLOOPS, BC, V2C1X8
TEL: 250-374-5331 FAX: 250-374-5332

DRAWN BY: TL
DRAWING NO: EPS6769
FILE NO: 2000491
FB: P:

BRITISH COLUMBIA LAND SURVEYOR'S
 CERTIFICATE OF LOCATION
 STRATA LOT 21 DL 517 KDYD
 PLAN EPS6769
 PID: 031-176-216

CLIENT: HALSTON HOMES
 JOB No.: 2101913
 ADDRESS: 21-235 AYLMER ROAD



NON FINANCIAL CHARGES ON TITLE - CA8382220		
TYPE	DOC #	DESCRIPTION
EASEMENT	60477E	BC HYDRO
STAT. RIGHT OF WAY	CA4009810	BC HYDRO
STAT. RIGHT OF WAY	CA4009811	TELUS
COVENANT	CA4044741	VILLAGE OF CHASE FLOOD & RIPARIAN
EASEMENT	CA8382194	UTILITIES
EASEMENT	CA8382232	ELECTRICITY
STAT. BUILDING SCHEME	CA8382238	BUILDING RESTRICTIONS

P:\LS\Registered Plans\STRATA\EPS Drawing Files\EPS6769-R18.dwg

PARCEL BOUNDARY DIMENSIONS ARE DERIVED FROM PLAN EPS6769.
 THIS DOCUMENT IS NOT VALID UNLESS DIGITALLY SIGNED.

NOTE: BUILDING SETBACK DIMENSIONS ARE TO WOOD FRAMING.
 EXTERIOR FINISH IS 0.04m THICK.

VERTICAL DATUM = CGVD28
 DATE DRAFTED - (yy/mm/dd) 220729
 SCALE - 1 : 200 (DIMENSIONS ARE IN METRES AND
 DECIMALS THEREOF)
 FB. 507 Pg. 133-135



#100-275 Lansdowne Street
 Kamloops, BC V2C 1X8
 Phone (250)374-5331

TIM ERICKSON, BCLS
 ALLNORTH CONSULTANTS LIMITED

NOTE:

THIS PLAN IS FOR THE USE OF THE BUILDING INSPECTOR AND/OR MORTGAGEE ONLY AND IS NOT TO BE USED FOR THE RE-ESTABLISHMENT OF PROPERTY BOUNDARIES. ALLNORTH LAND SURVEYORS ACCEPT NO RESPONSIBILITY FOR AND HEREBY DISCLAIM ALL OBLIGATIONS AND LIABILITIES FOR DAMAGES INCLUDING, BUT NOT LIMITED TO, DIRECT, INDIRECT, SPECIAL, AND CONSEQUENTIAL DAMAGES ARISING OUT OF OR IN CONNECTION WITH ANY DIRECT OR INDIRECT USE OR RELIANCE UPON THE PLAN BEYOND ITS INTENDED USE. BOUNDARY DISTANCES ARE BASED ON LAND TITLE AND SURVEY AUTHORITY RECORDS.

FIELD SURVEY COMPLETED THIS 28TH DAY OF JULY, 2022 ©^{TL}

I HEREBY CERTIFY THAT
 THE ABOVE SKETCH
 SHOWS THE REGISTERED
 DIMENSIONS OF THE
 ABOVE DESCRIBED
 PROPERTY AND THE
 RELATIVE LOCATION OF
 THE BUILDINGS THEREON.

Timothy
 Erickson
 W3FWWR

BCLS.

Digitally signed by Timothy Erickson
 W3FWWR
 DN: c=CA, cn=Timothy Erickson
 W3FWWR, o=BC Land Surveyor,
 ou=Verify ID at www.juricert.com/
 LKUP.cfm?id=W3FWWR
 Date: 2022.08.02 12:45:56 -07'00'



Village Of Chase

Administrative Report

TO: Mayor and Council

FROM: Director of Corporate Operations

DATE: 19 August 2022

RE: Temporary Use Permit – 425 Cottonwood St.

ISSUE/PURPOSE

To allow a temporary use on the subject property other than a permitted use specified in Zoning Bylaw 683-2006.

OPTIONS

1. Issue the Temporary Use Permit
2. Do not issue a Permit

HISTORY/BACKGROUND

The subject property is located within the *R-1, Low Density Residential* 'zone' which does not allow commercial daycares. There is an existing daycare operating on the property, but they want to expand the business beyond the regulation limits of a 'home occupation' into a commercial operation. In this case, the Growing Minds daycare wishes to expand its operations for the upcoming school year and beyond.

DISCUSSION

A Temporary Use Permit (TUP) is a legislated tool to allow Council to assess a non-conforming use of land for a defined period of time, while also allowing the applicant to assess the viability of their entrepreneurial plans. If, at the end of the temporary period, the applicant wishes to formalize the use, they will be required to apply for an amendment to the OCP, and the Zoning Bylaw.

Section 493 of the *Local Government Act* regulates Temporary Use Permits and is attached for Council's information. The legislation gives Council the ability to impose requirements and conditions and otherwise regulate the temporary use of the property with whatever terms it deems appropriate.

A TUP is an approval from Council for a temporary land use that does not conform to the Municipality's Zoning Bylaw. A Temporary Use Permit may be issued for up to 3 years and can only be renewed once by Council for up to an additional 3 years. The total temporary use period can range from 1-6 years.

Security deposits and letters of undertaking may also be required to ensure that the conditions of the Temporary Use Permit are met.

A Temporary Use Permit may do one or more of the following:

- Allow a temporary use not permitted by the Zoning Bylaw.
- Specify conditions under which the use may be carried on.
- Allow and regulate the construction of buildings or structures in respect of the use for which the permit is issued.

Section 22 of the Village of Chase Official Community Plan, which addresses Temporary Use Permits, is also attached for reference.

The applicant is also concurrently navigating approvals from IHA for licensing with an ask of them to increase the number of children from 13-16. Also they need a Building Permit to complete the renovations. The Building Permit cannot proceed until the land use matter is satisfied.

Included in this Report to Council is:

- Application
- Property Information Report
- Section 493 of the *Local Government Act*
- Section 22 of the Village's OCP
- Home Occupation regulations

FINANCIAL IMPLICATIONS

Costs associated with processing a Temporary Use Permit application are covered by the \$400 application fee. Security deposits may be required as a condition of Permit.

POLICY IMPLICATIONS

Section 493 of the *Local Government Act* regulates TUPs. A Public Hearing is not necessary, and all advertising, and referrals to adjacent property owners must occur before Council can render a decision.

The use of land is regulated by the Village's Zoning Bylaw #683, and the Official Community Plan (OCP). The proposed use of the land is not consistent with Chase's OCP, nor the Zoning bylaw.

RECOMMENDATION

“THAT the Village of Chase accept the application for a Temporary Use Permit at 425 Cottonwood Street, and direct Administration to draft a Permit, and initiate the referral process to neighbours.”

Respectfully submitted,

Approved for Council Consideration by CAO

Original Signed by
Director of Corporate Operations

Original Signed by
Chief Administrative Officer

VILLAGE OF CHASE

Application for Permit

(please check one)

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

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

Darcy Tina Smith 250-319-3903

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 2, Plan Kap 17158, DLS17 KD YD TID 008-446-334

4. Approximate area of subject property

710 Sq M

5. Existing use of subject property

R1

6. Existing use of adjacent property

R1

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

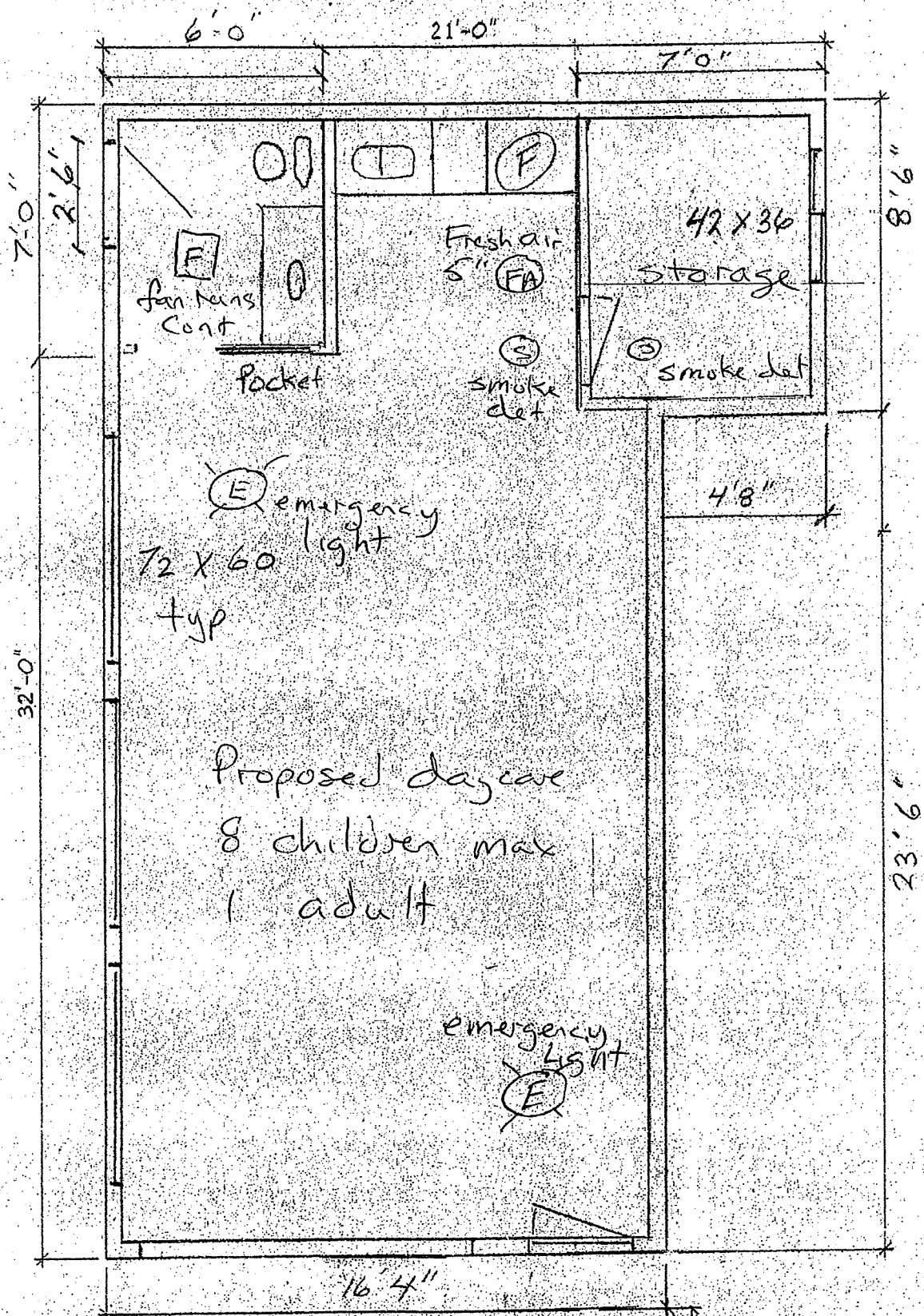
use of accessory building for home Occupation (daycare)

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

[Signature]
Signature of Owner or Agent

Aug 17/22
Date

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



MAIN FLOOR PLAN

562 SQ.FT.

**BRITISH COLUMBIA LAND SURVEYORS
CERTIFICATE OF LOCATION ON
LOT 2,
DL 517, KDYD, PLAN 17158**

**10
PLAN 17158**



ALL DISTANCES ARE IN METRES

THE INTENDED PLOT SIZE OF THIS PLAN IS 216mm IN WIDTH BY 280mm IN HEIGHT (ANSI A) WHEN PLOTTED AT A SCALE OF 1:250.

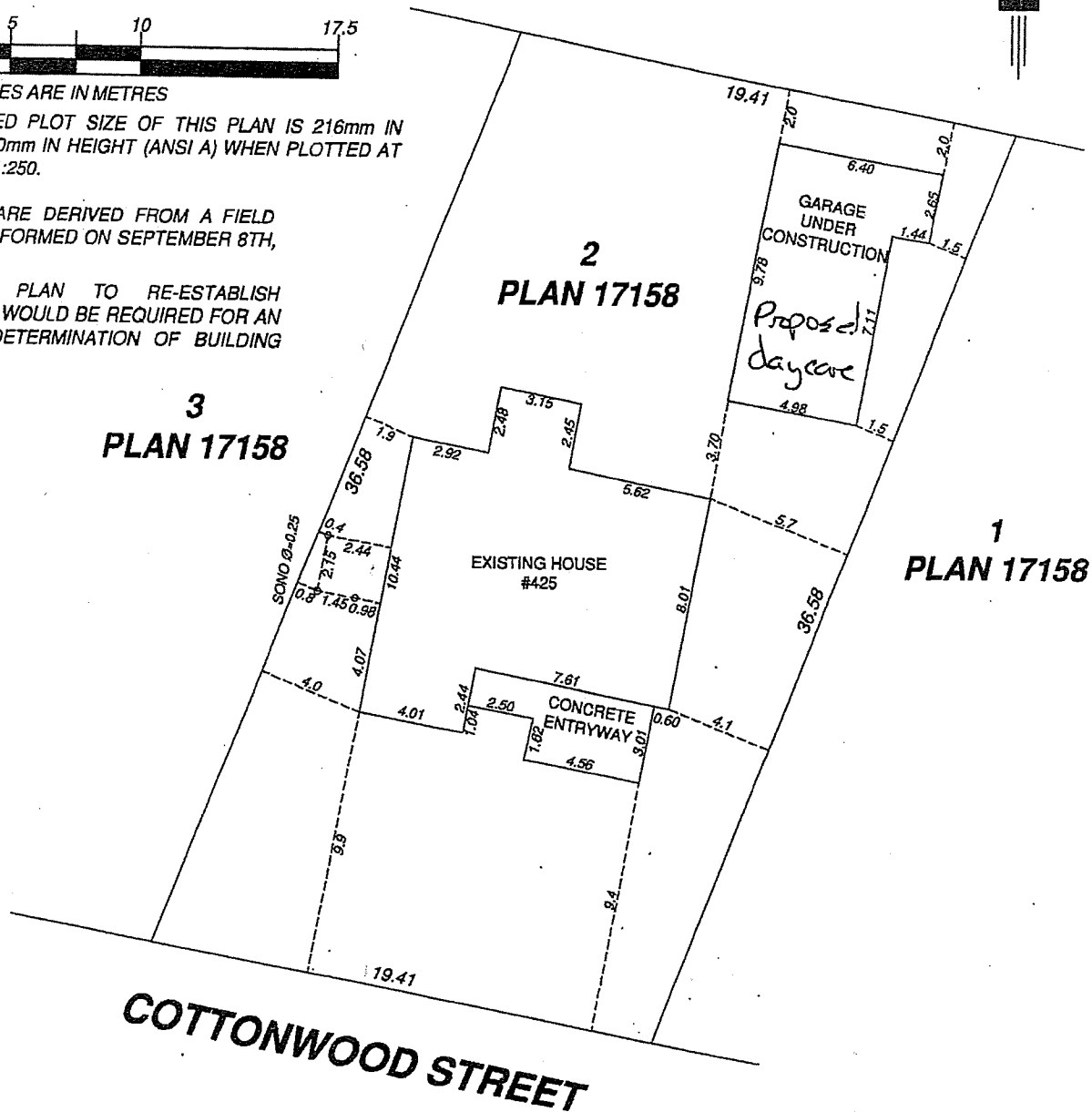
DISTANCES ARE DERIVED FROM A FIELD SURVEY PERFORMED ON SEPTEMBER 8TH, 2021.

REFERENCE PLAN TO RE-ESTABLISH BOUNDARIES WOULD BE REQUIRED FOR AN ACCURATE DETERMINATION OF BUILDING OFFSETS.

**3
PLAN 17158**

**2
PLAN 17158**

**1
PLAN 17158**



CIVIC ADDRESS: #425 COTTONWOOD STREET
PID: 008-446-334



LAND SURVEYING

201 - 2079 Fallow Road ■ Kamloops BC ■ V2C 4J2
tel 250.828.0881 ■ fax 250.828.0717
info@kam@TRUE.bc.ca

017347

CLIENT: REDESON CONSTRUCTION JOB NO: 2329-021

THIS PLAN IS FOR THE USE OF THE BUILDING INSPECTOR AND/OR MORTGAGEE AND/OR DESIGNER ONLY AND IS NOT TO BE USED FOR THE RE-ESTABLISHMENT OF PROPERTY BOUNDARIES.

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

I HEREBY CERTIFY THAT THE ABOVE SKETCH SHOWS THE BOUNDARIES OF THE ABOVE DESCRIBED PROPERTY AND RELATIVE LOCATION OF BUILDINGS THEREON.

CERTIFIED THIS 22nd DAY OF SEPTEMBER, 2021.

Mathew Jaccard
358BIT

Digitally signed by Mathew Jaccard 358BIT
Date: 2021.09.23 07:36:27 -07'00'

BCLS

MJ
©



Property Information Report

Report Generated on: August 24, 2022 12:01:42 AM

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

425 Cottonwood St

Parcel Description & Location

[More Details](#)

Legal Description:

LOT 2 DISTRICT LOT 517 KAMLOOPS DIVISION YALE DISTRICT
PLAN 17158

Plan Number:

KAP17158

Parcel Type (Class):

SUBDIVISION

Owner Type:

PRIVATE

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

Square Meter:	Acre:	Hectare:
696.87	0.172	0.07

Community: Chase

Local Authority: Village of Chase

School District: Kamloops/Thompson

TNRD Services

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

[More Details](#)

Water Service: N/A

Sewer Service: N/A

Fire Protection: N/A

Future Debt (Loan Authorization)

(For enquiries, contact the Local Authority)

[More Details](#)

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

Planning & Zoning

(For enquiries, contact the Local Authority)

[More Details](#)

Zoning Bylaw: 683

Zoning: R-1

Lakeshore Development Guidelines (Intersect): No

Lake Name: N/A

Lake Classification: N/A

Fringe Area: N/A

Floodplain Information: Refer to Local Government floodplain regulation.

Site Specific Zoning: Contact Local Authority

Development Permit Area: N/A

Official Community Plan Name: CONTACT LOCAL AUTHORITY

OCP Designation: CONTACT LOCAL AUTHORITY

Agriculture Land Reserve (Intersect): No

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

Post-Wildfire Geohazard Risk Restrictions: Unknown

Development Applications & Permits

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

[More Details](#)

Folio:	Development Application Number:		Development Application Type:		Status:
Folio:	File Number:	Application Date:	Issued Date:	Completion Date:	Status:
512.00029.000	PP001856	Nov 05, 2021	Nov 05, 2021	Jul 13, 2022	COMPLETED
	Type of Construction:				
	Installation of plumbing for BP16680				
Folio:	File Number:	Application Date:	Issued Date:	Completion Date:	Status:
512.00029.000	BP017347	Aug 18, 2022			RECEIVED
	Type of Construction:				
	Change of use, accessory building to daycare				
Folio:	File Number:	Application Date:	Issued Date:	Completion Date:	Status:
512.00029.000	BP016680	May 07, 2021	Jul 21, 2021	Jul 12, 2022	COMPLETED
	Type of Construction:				
	Construct an accessory building				

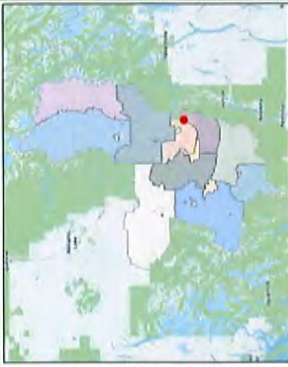
Disclaimer: This drawing is neither a legally recorded map nor a survey and is not intended to be used as such. The information displayed is a compilation of records, information, and data obtained from various sources, and the Thompson-Nicola Regional District (TNRD) is not responsible for its accuracy,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

Folio:	File Number:	Application Date:	Issued Date:	Completion Date:	Status:
512.00029.000	BP014940	Aug 17, 2017	Oct 27, 2017	Nov 05, 2019	COMPLETED
Type of Construction:					
Alteration to the basement entry					

BC Assessment (For enquiries, contact BC Assessment Authority)

[More Details](#)

Folio:	Land Title PID:	Assess Year:	Land:	Improvement:	Property Class:
512.00029.000	008-446-334	2021	\$87,100.00	\$238,000.00	1-Res
Folio:			Actual Use:		
512.00029.000			SINGLE FAMILY DWELLING		
			Manual class:		
			1 STY SFD-AFTER 1960-MOD. STD		



Legend

- Library Services
 - Library
 - Mobile Library
- Waste Disposal and Recycling
 - Eco-Depot
 - Recycle Depot
 - Product Stewardship Depot
 - Landfill
 - Transfer Station
 - Septage Pit
- Emergency Services
 - Police Station
 - Ambulance Station
 - Fire Station
 - Hospital
 - Local Authority Office
- Facility
 - Other
 - Cemetery
 - Community Hall
 - Education
 - Emergency Response
 - Government Building



Author:



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

0.1 0 0.03 0.1 Kilometers

1: 1,128

Projection: WGS_1984_Web_Mercator_Auxiliary_Sphere

November 1, 2021

Temporary use permits

493 (1) On application by an owner of land, a local government may issue a temporary use permit

(a) by resolution, in relation to land within an area designated under section 920.2, or

(b) by bylaw, in relation to land within an area outside a municipality, if there is no official community plan in effect for the area.

(2) [Repealed 2000-7-167.]

(3) A temporary use permit may do one or more of the following:

(a) allow a use not permitted by a zoning bylaw;

(b) specify conditions under which the temporary use may be carried on;

(c) allow and regulate the construction of buildings or structures in respect of the use for which the permit is issued.

(4) If a local government proposes to pass a resolution allowing a temporary use permit to be issued, it must give notice in accordance with subsections (5) and (6).

(5) The notice must

(a) state

(i) in general terms, the purpose of the proposed permit,

(ii) the land or lands that are the subject of the proposed permit,

(iii) the place where and the times and dates when copies of the proposed permit may be inspected, and

(iv) the date, time and place when the resolution will be considered, and

(b) be published in a newspaper at least 3 and not more than 14 days before the adoption of the resolution to issue the permit.

22. Temporary Use Permits

Council may issue Temporary Commercial and Industrial Permits in all areas within the Village of Chase. These Permits are valid for a maximum of three years and may be renewed only once. The Permit may be issued only under the following conditions:

- .1 Does not have a negative impact on lands in the vicinity;
- .2 Does not create a significant increase in the level of demand for services;
- .3 Does not permanently alter the site upon which it is located;
- .4 Complies with all the conditions specified by Council in the Temporary Commercial and Industrial Permit; and
- .5 If within the ALR, complies with the conditions of any approval by the Provincial Agricultural Land Commission.



HIGHWAY includes a street, road, lane, viaduct and any other way open to public use, but does not include a private right-of-way on private property.

HOME OCCUPATION means an occupation or profession carried on in a home, where the occupation or profession is accessory to the use of a dwelling for residential purposes. The home occupation shall be carried out entirely within the home and not produce noise, vibration, smoke, dust, odour, litter, heat, fire hazard, electrical interference or traffic congestion other than that normally associated with a dwelling. A Home Occupation will not require the need for more than two additional parking spaces. Home Occupation does not include *Short-Term Rental*.

HOSPITAL means a non-profit institution that has been designated as a hospital under the *Community Care and Assisted Living Act* and is operated primarily for the reception and treatment of persons suffering from the acute phase of illness or disability, convalescing from or being rehabilitated after acute illness or injury, or requiring extended care at a higher level than that generally provided in a Private Hospital.

HOTEL means a building which contains sleeping units and may contain assembly, commerce, entertainment, indoor recreation or restaurant uses and premises licensed for on-site consumption of alcoholic beverages.

HOUSEKEEPING FACILITIES means two or more rooms, used or designed to be used together as living quarters for not more than one family, and containing at least one living room, one kitchen or kitchenette, and one bathroom; and equipped with at least one water closet, one basin, one sink, and one bath or shower.

KENNEL means any building, structure, compound, group of pens or cages on property where three or more dogs or cats are or are intended to be trained, cared for, bred, boarded or kept for any purpose whatsoever, and shall specifically include any building or part thereof in which two or more dogs are kept for breeding purposes.

LANDSCAPING means any combination of trees, bushes, shrubs, plants, flowers, lawns, bark mulch, decorative gravel, decorative paving, planters, decorative fences and the like, arranged and maintained so as to enhance the appearance of a property, or where necessary to effectively screen a property, and shall not include paved parking areas, sidewalks, uncleared natural bush, undergrowth or weed growth.

- c. A swimming pool which does not project more than 0.6 metres above grade at any point shall be allowed within a required front or side setback provided that the minimum setback from the front or exterior side parcel line is 1.5 metres and that the swimming pool is not closer than 1.5 metres to the principal building; and,
- d. Each swimming pool shall be located within a fenced yard or be surrounded by a fence or equivalent barrier not less than 1.25 metres in height, and secured by means of a gate closure and latch.

4.7 HOME OCCUPATION

4.7.1 Home occupations shall comply with the following regulations:

- a. No evidence of a Home Occupation is permitted other than one single un-illuminated nameplate not exceeding 0.28 m.² (3.0 ft.²) in area, placed within or flat against the dwelling unit or any accessory building;
- b. No outdoor storage of supplies or material, no displays of goods or products, no floodlighting and no signs visible from the outside except as permitted above;
- c. The Home Occupation shall be carried out wholly within the dwelling; No retail sales other than the sale of goods produced on the premises and Mail Order Redistribution are permitted;
- d. Employees of a Home Occupation shall be limited to no more than 1 employee outside of the residents of the parcel on which the Home Occupation is taking place;
- e. The Home Occupation shall not occupy more than 50 square metres of the dwelling unit or accessory building, or 25 percent of the gross floor area of the dwelling unit, whichever is less;
- f. The salvage, repair, storage, maintenance or sales of motor vehicles, the sale, repair, maintenance or servicing of motor vehicle engines or parts, autobody repair or auto painting are not permitted as Home Occupation;



Village Of Chase

Administrative Report

TO: Mayor and Council
FROM: CFO - Interim
DATE: September 6, 2022
RE: Purchase of Fire Truck

ISSUE/PURPOSE

To have Council approve the borrowing of funds from the Municipal Finance Authority (MFA) for the purchase of a new fire truck for the Village of Chase Fire Department. The amount to be borrowed is \$250,000.

OPTIONS

1. Approve the Council Resolution to authorize the application to MFA under Section 175 of the *Community Charter*, to borrow \$250,000 from MFA for the purchase of a new fire truck
2. Obtain alternate funding for the fire truck.

HISTORY/BACKGROUND

At the February 9, 2021 Council meeting, Council authorized:

"The purchase of a new fire truck for an amount not more than \$450,000; AND the Mayor and Chief Administrative Officer enter into an equipment loan with MFA for not more than \$250,000 over a 5-year term for the purchase of the fire truck AND the remaining maximum funds require of not more than \$200,000 be allocated from reserves and/or general surplus for the purchase of the fire truck; AND any funding shortfall to come from COVID-19 Restart funds."

FINANCIAL IMPLICATIONS

The current interest rate for the loan is 2.83000%. The amortization period is 60 months, with monthly payments. The fixed monthly payment is \$4,473.31. The total estimated interest over the 5 years would be \$18,723.94. The interest rate is variable monthly. Any outstanding amount will be applied to the last payment.

The Village of Chase is required to apply to MFA for the loan and provide the following information:

1. A copy of this Report
2. Confirmation that the project is included in the financial plan
3. A Certified Borrowing Resolution
4. A completed Liability Servicing Limit Certificate.

RECOMMENDATION

“That Council approve the application to borrow funds from the Municipal Finance Authority in the amount of \$250,000, as outlined in this report, for the purchase of the new firetruck from Fort Garry Fire Trucks.”

Original Signed by
Director of Financial Services

Original Signed by
Chief Administrative Officer



VILLAGE OF CHASE

Memorandum

Date: September 1, 2022
To: Mayor and Council
From: CAO
RE: Fire Department Bylaw - Amendments

The Fire Chief has requested two things which relate to the Fire Department Bylaw: that the minimum training standard for the Fire Department be changed from Exterior Operations to Interior Operations, and that the remuneration for department members be removed from the bylaw and administered by way of a policy.

1. Interior Operations

Currently the fire department members are to be trained to Exterior Operations certification. To date, almost all department members are trained to that level. The Fire Chief and officers would like to have the approval to train to Interior Operations certification which will allow more flexibility for members when a structure fire occurs. No financial implications exist with the higher level training.

2. Remuneration of Firefighters to be removed from the bylaw

Remuneration of firefighters can exist in policy, which is Administrative in nature. Removing the remuneration from the bylaw allows more flexibility to change the pay structure (i.e. provide for incentives for additional training, provide lower pay for new recruits and higher pay for experienced, long time members) without having to amend the bylaw. All remuneration will always be within Council approved budget limits.

RECOMMENDATION

"THAT Administration be directed to draft an amending bylaw to change the training level of the fire department from Exterior Operations to Interior Operations and that member remuneration be removed from the bylaw and be administered through an administrative policy always keeping within Council approved budget limits."

Original Signed by
Chief Administrative Officer



Mayor Rod Crowe
Box 440,
Chase, BC V0E 1M0

August 30, 2022

Dear Mayor Rod Crowe,

We are the BC Crisis Line Network. We answer 1800SUICIDE (1-800-784-2433) and 310Mental Health Support (310-6789), provincial 24/7 crisis lines that provide lifesaving crisis intervention, suicide risk assessment, and strengths-based collaborative safety planning and follow-up to vulnerable British Columbians.

We are asking for your support at the Union of BC Municipalities conference this year:

Please vote yes to Resolution EB42 - New Provincial Mandate and Funding for 9-1-1

During COVID, the BC Crisis Line Network saw demand for crisis service increase by 90% (48% higher on 1800SUICIDE and 99.6% higher on 310Mental Health Support in 2021/22 compared with pre-COVID for incoming calls). We provided over 1.4 million minutes of support, but we did not answer all our calls. We are keenly aware of the challenges our crisis services, alongside 9-1-1, police, fire, and ambulance, are facing serving those in need.

We see real public and Provincial government appetite in support of a crisis mental health system that works for urban, rural, and remote communities. The BC Budget 2023 Finance Committee recommends implementing a provincial wireless call-answer levy to fund a mental health option when calling 9-1-1. Funds collected by a 9-1-1 levy will not only support 9-1-1 technology – they are intended to be shared equitably among frontline emergency service agencies, including crisis lines, to improve mental health crisis response.

A vote for Resolution EB42 is a vote towards ensuring every British Columbian, regardless of where they live in the province, has the right to equitable and easy access to mental health crisis support - the kind of support BC crisis lines have been delivering for over fifty years.

9-1-1 levies are collected by cell and landline providers in 6 provinces; BC is one of the few provinces not utilizing this reliable and non-controversial funding mechanism with an estimated value of \$112 million per year. In a recent study by Leger, 92% of British Columbians support adding mental health crisis support as a 9-1-1 option; 73% of British Columbians specifically support introducing a 9-1-1 levy to fund the 9-1-1 mental health option.

British Columbians are ready to put their vote towards reducing wait times for 9-1-1, BC Ambulance, and police response by shifting mental health calls to mental health crisis lines; a commitment to improving mental health crisis response will affect the vote of 60% of British Columbians in October's municipal elections.

Please complete this brief survey, so we know if you support EB42:

<https://bit.ly/VoteYesonEB42>.

If you have any questions, would like more information, or if you'd like to speak in support of resolution EB42 from the floor please contact Stacy Ashton, Executive Director of Crisis Centre of BC and Chair of the BC Crisis Line Network.

Sincerely,

BC Crisis Line Network Members

Stacy Ashton, Crisis Centre of BC
Thaddée Bergler, Fraser Health Crisis Line
Asha Croggon, Interior Crisis Lines Network
Tabitha Geraghty, Chimo Community Services
Elizabeth Newcombe, Vancouver Island Crisis Society
Riley Skinner, Northern BC Crisis Centre

If you or someone you know is in crisis, please reach out:

- Mental Health Support Line: 310-6789 (no area code required)
- Anywhere in BC 1800SUICIDE: 1-800-784-2433

