



## **AGENDA**

Regular Meeting of the Council of the Village of Chase held in the Council Chamber at the Village Office at 826 Okanagan Avenue on Tuesday, August 8, 2017 at 4:00 p.m.

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

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

Resolution:

**“That the August 8, 2017 Village of Chase Regular Council agenda be adopted as presented.”**

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

#### **3.1 Regular Meeting held July 11, 2017**

Pages 1-5

Resolution:

**“That the minutes of the July 11, 2017 Regular Meeting of Council be adopted as presented.”**

### **4. PUBLIC HEARING**

None

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

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

### **6. DELEGATIONS**

None

### **7. REPORTS**

a) Mayor and Council Reports

b) Staff Reports

Pages 6-8

### **8. UNFINISHED BUSINESS**

#### **8.1 Development Variance Application – 939 First Avenue**

Pages 9-13

Report from the Corporate Officer

Resolution:

**“That Development Variance Permit 3-2017 be approved.”**

#### **8.2 Nuance Dance – Previous Request for the Not-for-Profit Rate for use of Community Hall**

Page 14

Memo from the CAO

**Resolution:**

**“That the memorandum from the CAO regarding Nuance Dance’s use of the Community Hall at the not-for-profit rate be received for information.”**

## 9. NEW BUSINESS

- 9.1 Gas Tax Agreement Community Works Fund Payment Page 15  
Letter from UBCM President regarding first of two CWF payments for fiscal 2017/2018  
Resolution:  
**“That the letter from UBCM President Murry Krause regarding the first of two Gas Tax Community Works Fund Payments to the Village of Chase for the 2017/2018 Fiscal period be received as information.”**
- 9.2 Zoning Amendment – 426 Pine Street Pages 16-26  
Report from the Corporate Officer  
Resolution:  
**“THAT the zoning amendment application for 426 Pine Street be accepted; and,**  
  
**THAT the Village of Chase Zoning Amendment Bylaw 842-2017 be read a first time; and,**  
  
**THAT the Village of Chase Zoning Amendment Bylaw 842-2017 be read a second time; and,**  
  
**THAT the Village of Chase Zoning Amendment Bylaw 842-2017 be submitted to a Public Hearing.”**
- 9.3 35<sup>th</sup> Annual Secwepemc Gathering 2017 – Request for Financial Support Page 27  
Letter from Kukpi7 Wayne Chistrian of Splatshin Indian Band. There is \$8,970 remaining in Councils 2017 Grant-in-Aid budget.
- 9.4 CAO Attendance - Labour Negotiations Workshop  
The Local Government Management Association is hosting a 3 day workshop in Richmond, BC regarding collective bargaining and Union contract negotiations. The CAO is requesting Council consider approving her attendance. The cost would be approximately \$1400. There are sufficient funds the Training and Conference budget under Administration to cover the costs.
- 9.5 Interior Provincial Exhibition & Stampede V.I.P. Luncheon Pages 28-29  
Invitation from the City of Armstrong and the Township of Spallumcheen to Mayor Berrigan requesting his attendance on September 2, 2017
- 9.6 TNRD 50<sup>th</sup> Anniversary Time Capsule Page 30  
Letter from Chair Ranta requesting a contribution from the Village of Chase to the TNRD's Time Capsule.
- 9.7 2018 Permissive Tax Exemptions Pages 31-38  
Report from the Director of Financial Services  
Resolution:  
**“That the report be received, and that Council provide direction to Administration regarding its wishes regarding tax exemptions for 2018.”**

9.8 Notice of Intent – Medical Cannabis Facility at 650 Squilax-Turtle Valley Rd. Page 39

A mandatory Notice of Intent has been received from Deepwater Growth Enterprises Ltd. as per Health Canada's Access to Cannabis for Medical Purposes Regulations.

Resolution:

**"That the Notice of Intent from Deepwater Growth Enterprises Ltd. advising the Village of Chase of their application to Health Canada to become a Licensed Producer at 650 Squilax-Turtle Valley Road be received for information."**

9.9 Chase Chamber of Commerce Requests Pages 40-41

A request of Mayor Berrigan to sit as a judge at the inaugural A-MAIZE-ing Cook-off Challenge.

A request on behalf of the Chase & District Festival Society of Mayor Berrigan to make a statement on behalf of the Village at Cornstock on August 12, 2017.

9.10 Street naming Request from the family of Claude Carlin Page 42

A request of Council to consider naming a new street in Chase after Mr. Carlin.

9.11 Wild Salmon Caravan Page 43-45

A Grant-in-aid request from the Adams Lake Indian Band of \$1,000 towards the Wild Salmon Caravan event October 7-12, 2017. They are also seeking in-kind use of the Joyce Dunn Theatre Bandshell, and a Public Address system including sound technician. There is \$8,970 remaining in Council's 2017 Grant-in-Aid budget.

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

## 11. RELEASE OF IN CAMERA ITEMS

**Jack Blair, as of July 11, 2017, has been appointed by Council as the Interim Director of Fire Operations for the Village of Chase Fire and Rescue Department.**

## 12. IN CAMERA

Resolution:

**"That Council recess to an In-Camera meeting pursuant to Section 90 (1) of the Community Charter, paragraph (e), regarding the acquisition, disposition or expropriation of land or improvements"**

## 13. ADJOURNMENT

Resolution:

**"That the August 8, 2017 Village of Chase Regular Council meeting be adjourned."**



Minutes of the Regular Meeting of Council of the Village of Chase  
held in the Council Chamber of the Village Office at 826 Okanagan Avenue  
on Tuesday, July 11, 2017 at 4:00 p.m.

**PRESENT:** Mayor Rick Berrigan  
Councilor Nancy Egely  
Councilor David Lepsoe  
Councilor Steve Scott

Also in Attendance: Joni Heinrich, Chief Administrative Officer  
Sean O'Flaherty, Corporate Officer  
Leif Pederson, Director of Financial Services  
Brian Lauzon, Fire Chief  
Tim Perepolkin, Manager of Public Works

Regrets: Councilor Ali Maki

Guest: Clinton Wright, Team Lead Hand, Public Works  
Public Gallery: 12  
Press: 0

**1. CALL TO ORDER**

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

**2. ADOPTION OF THE AGENDA**

Moved by Councillor Egely

Seconded by Councilor Scott

**"That the July 11, 2017 Village of Chase Regular Council meeting agenda be adopted."**

**CARRIED**

**#2017/07/11\_001**

**3. ADOPTION OF MINUTES**

Minutes of the June 27, 2017 Regular Meeting of Council

Moved by Councilor Scott

Seconded by Councilor Lepsoe

**"That the minutes of the June 27, 2017 Regular Meeting of Council be adopted as presented."**

**CARRIED**

**#2017/07/11\_002**

Minutes of the July 5, 2017 Special Meeting of Council

Moved by Councilor Egely

Seconded by Councilor Lepsoe

**"That the minutes of the July 5, 2017 Special Meeting of Council be adopted as presented."**

**CARRIED**

**#2017/07/11\_003**

**4. PUBLIC HEARING**

None

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

Bruce Nelson of 216 Ash Drive noted that in his opinion, the use of cannabis has negative impacts on people's health.

**6. DELEGATIONS**

Kevin Adams, Okanagan Cannabinoid Therapy

Mr. Adams provided details of the retail outlets he has in 4 BC communities and presented an overview of his business case for a franchise in Chase. He noted:

- He only serves people who have a medical diagnosis and usually clients are helped with pain relief and sleep disturbance
- In the locations he already operates he has full support from the RCMP and area doctors
- Shops are run like well run businesses
- There are many medical benefits from cannabianoid aspects of cannabis
- Product is regulated federally and obtained from federally regulated producers
- Hold \$5 million liability with municipality as additional insured

Mayor Berrigan thanked Mr. Adams for his presentation.

Paul Demenok, Director, Electoral Area C, Columbia Shuswap Regional District and Chair of the Shuswap Watershed Council

Mr. Demenok presented the highlights of the 2016-2017 Annual Report and noted:

- The Council has 4 main duty areas – water monitoring, water protection, safe recreation and communications and advocacy
- Terms of Reference were finalized in this period and provide strong direction for Council's work
- The Columbia Shuswap Regional District, the Thompson Nicola Regional District and the City of Salmon Arm are financial contributors to the work of the Council

Mayor Berrigan thanked Director Demenok for his presentation.

Dave Smith, The Adams River Salmon Society

Mr. Smith presented the society's ongoing education, advocacy, and stewardship programs and activities and highlighted the Salmon Caravan initiative.

Mayor Berrigan thanked Mr. Smith for his presentation.

**7. REPORTS**

a) Mayor and Council Reports

Mayor Berrigan

- July 4 – Attended Music on the Lake
- July 5 – Attended a Special Meeting of Council regarding the sale of cannabis in light of upcoming federal legislative changes
- July 11 – Volunteered with the Chase Lions at a concession raising money for wildfire evacuees

Councillor Egely

- July 1 – Volunteered at the Canada Day beer garden
- July 2 – Volunteered at the Lumberjack Show beer garden
- July 4 – Volunteered at the Chase Chamber of Commerce “After 5” social
- July 4 - Volunteered at the Music on the Lake beer garden
- July 5 – Attended a Special Meeting of Council regarding cannabis sales
- July 9 – Volunteered at the Curling Club Pancake Breakfast

Councillor Lepsoe

- June 30 – Attended the Neskonlith Powwow
- July 1 – Volunteered at the Canada Day parade
- July 1 – Spoke on behalf of Mel Arnold, MP and Mayor Berrigan at the Canada Day opening ceremonies
- July 2 – Volunteered with the cleanup crew at the Lumberjack Show
- July 4 - Volunteered at Music on the Lake

Councillor Scott

- June 27 – Attended the Chase Citizens on Patrol meeting

b) Staff Reports

The Fire Chief reported:

- Attended four fire calls and three rescue calls in June
- Campfire ban is in effect as of July 7
- 188 burning permits have been issued in 2017
- Members assisted with the Lions Pancake Breakfast July 1
- Attended the Canada Day parade July 1
- Conducted Canada Day fireworks show July 1
- Volunteered with the cleanup crew at the Lumberjack Show

The CAO reported:

- Working on the 2016 Annual Report
- Managed staffing and service levels throughout tax season
- Attended some First Nations meetings
- Dealt with some labour relations matters in June
- Worked on some Fire Department administration matters and operational items

The Director of Finance reported:

- Year-end reporting has concluded
- Working on the 2018 budget preparations

Council also considered the reports from the CAO and Public Works Manager that were included in the agenda package.

Moved by Councillor Scott

Seconded by Councillor Egely

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

**CARRIED**

**#2017/07/11\_004**

**8. UNFINISHED BUSINESS**

**8.1 2016 Statement of Financial Information – SOFI**

Moved by Councilor Egely

Seconded by Councilor Lepsoe

**“That the 2016 Statement of Financial Information be received, and that Council appoint Councilor Scott to sign the 2016 SOFI on behalf of Council.”**

**CARRIED**

**#2017/07/11\_005**

**8.2 Fortis BC Community Giving Grants**

No motion. Administration will approach the Chase Literacy Program about the possibility of applying for funding.

**8.3 Interior Health Authority and Village of Chase Partnership Agreement**

Moved by Councilor Egely

Seconded by Councilor Scott

**“That Council renew the partnership between Interior Health Authority and Village of Chase.”**

**CARRIED**

**#2017/07/11\_006**

**9. NEW BUSINESS**

**9.1 Interior Health Authority and Village of Chase Active Communities Grant**

Moved by Councilor Egely

Seconded by Councilor Scott

**“That Council authorize administration to apply for funds through the Interior Health Authority Active Transportation Grant Program that can be used to move Chase towards a healthy community design by completing an assessment and inventory of active transportation in Chase.”**

**CARRIED**

**#2017/07/11\_007**

**9.2 Development Variance Application – 939 First Avenue**

Moved by Councilor Scott

Seconded by Councilor Egely

**“That Council authorize administration to proceed with the required notification process, and prepare a draft Development Variance Permit that would vary the maximum height of an accessory building on the subject property from 5.0m to 5.65m.”**

**CARRIED**

**#2017/07/11\_008**

**9.3 Mobile Vending at Memorial Park**

Moved by Mayor Berrigan

Seconded by Councilor Egely

**“That Simone Hegelstad be permitted to vend pre-packaged goods at Memorial Park, and that Administration be delegated to control the timing and location of Ms. Hegelstad’s operation; and,**

**That Administration be directed to update the Mobile Vending Policy ADM-24 with criteria for a ‘Youth Entrepreneur Program’ for Council’s consideration.”**

**CARRIED**

**#2017/07/11\_009**

9.4 Chase Lions Club – Request for Reduction in Water and Sewer Charges

Moved by Councilor Scott

Seconded by Councilor Egely

**“That Council approves Administration billing the Lions RV park for water and sewer based on the base rate for a 1 inch meter, and grant a rebate to the Lions for the difference between the base rate cost of a 1 inch meter and a 2 inch meter from the beginning of the consumption-based billing.”**

**CARRIED**

**#2017/07/11\_010**

**10. OPPORTUNITY FOR PUBLIC TO SPEAK ON ANY MUNICIPAL MATTERS**

Karen Bassett of 564 Lakeshore Dr. inquired about the type of dust treatment of gravel roads and lanes within the community.

The Public Works Manager responded that calcium chloride is the product utilized.

Bruce Nelson of 216 Ash Drive inquired on the progress of bicycle signage in the downtown care.

The Mayor responded that it is a sensitive issue and there is no need to rush to any solution but it is being worked on.

Mr. Nelson asked about the existence of Chase’s Wildfire Protection Plan.

The Mayor responded that the TNRD handles Chase’s Wildfire Protection Plan and emergency operations

Mr. Nelson is concerned about vehicles parking on Haldane, a narrow one-way street. Public Works will consider better signage on Haldane.

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

None

**12. IN CAMERA**

Moved by Councilor Egely

Seconded by Councilor Scott

**“That Council recess to an In-Camera meeting pursuant to Section 90 (1) of the Community Charter, paragraph (.j), regarding information prohibited, from disclosure under section 21 of the Freedom of Information and Protection of Privacy Act.”**

**CARRIED**

**#2017/07/11\_011**

**13. ADJOURNMENT**

Moved by Councilor Egely

Seconded by Councilor Lepsoe

**“That the July 11, 2017 Village of Chase Regular Council meeting be adjourned.”**

**CARRIED**

**#2017/07/11\_012**

The meeting concluded at 5:45 p.m.

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Rick Berrigan, Mayor

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Sean O’Flaherty, Corporate Officer





# VILLAGE OF CHASE

## Memorandum

**Date:** 2017 August 4  
**To:** Mayor and Council  
**From:** Sean O'Flaherty, Corporate Officer  
**RE:** Activities undertaken from July 8 to August 4, 2017

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- Preparation of Council meeting agendas and minutes
- Prepared Council reports and correspondence on various matters
- Responding to email and telephone inquiries
- Assisting staff with legislative and bylaw interpretations, and general support
- Responded to several land use enquiries
- Liaised with the Building Inspector on zoning confirmation matters
- Met with the local volleyball group about park use
- Ongoing discussions with Chase DevCo regarding Whitfield developments
- Engagement and letters to properties on Aylmer who can benefit from new services
- Processed 2 Building Permit applications
- Processed 1 zoning amendment applications
- Met with entrepreneur interested in establishing a cannabis dispensary
- Performed pre-event walk-throughs of Community Hall events, and general management of the hall
- Worked on Rocky Road trail application
- Prepared the Sunflower newsletter insert containing public service announcements and other general coming events
- Disposed of seized RV
- Reviewed all of Council's policies
- Applied for an Infrastructure Planning Grant for Active Transportation
- Coordinated completion of exhaust system at fire hall
- Engagement and discussions related to Lakeshore Estates zoning amendment application
- Prepared lease renewals for Creekside Seniors and the Gregoriou pocket park
- Posted restricted access signs on Scatchard Mountain trails.

### Bylaw Enforcement

- Bylaw is focused on unsightly properties with fine fire fuels. Many responsive property owners have addressed their tall dry grass issues. Bylaw has also been working closely with Building Department. Together they have issued a Stop Work Order and a Section 57, Notice on Title. One ticket was issued for an illegal campfire.

### Dog Control

- Animal Control Officer has been regularly patrolling parks for leash compliance. He has also been dealing with barking dog matters.

Respectfully submitted, Sean O'Flaherty



# VILLAGE OF CHASE

## Memorandum

**Date:** August 3, 2017  
**To:** Mayor and Council  
**From:** Public Works Manager  
**RE:** Public Work Update

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### Miscellaneous:

- We have been having some operational issues with the Wading pool chlorination pump, which is very old and in need of replacement. Two quotes for chlorination system upgrade including pump replacement and online monitoring for Chlorine/PH were received with Parklane pools providing the more affordable system. I am proceeding with upgrade, costs will be covered in the current parks operating budget. This upgrade will provide better reliability and consistent chemical balance in pool.
- Sweeping contractor is currently being scheduled to return for some sweeping touch up downtown and main routes.

### Recycling:

- TNRD Board of Directors at their July 20<sup>th</sup> meeting passed two resolutions that were recommended by the Solid Waste Management Committee. These resolutions will have some impact on our current recycling services:
  - THAT Staff be directed to proceed with implementation of “no plastic bags” in the TNRD mixes recycling program.
  - THAT staff be directed to continue to work towards TNRD solid waste management facilities becoming Recycle BC depots for the primary reason that the responsibility and cost of recycling of Packaging and Printed Paper (PPP) is the responsibility of the producers of PPP, not TNRD taxpayers.
- The TNRD will be launching a communication plan and constituent pieces for film plastic diversion and recycling in the region over the next week. It is my understanding that this will include a frequently asked question document for frontline staff as well as a two sided brochure that includes and explains the need to separate film plastic from mixed recycling. Their proposed launch date for this initiative is September 5, 2017.

### Sewer Upgrade:

- Not much work happened in the last month, contractor still awaiting delivery of the filter equipment to complete the project, currently completion still expected end of August.

Alymer Development:

- Paving completed Aug 3<sup>rd</sup>, conducted site meeting with contractor and engineer to review the remaining works to final completion which are primarily clean-up and landscape restoration oriented.

Memorial Park Light and Power Pedestal Upgrade:

- All underground wire installation and the 4 new power pedestal work complete.
- Contractor awaiting delivery of the 10 new post top LED lights, installation date to be confirmed.
- Power to the old washroom is complete with plugs and inside light, exterior light on switch is in the plan but awaiting parts for completion.

Capital Budget Planning:

- Slowly compiling information that will allow preparation of a multi-year Capital Upgrading Plan/Budget.
- We have received a formal request from the owner of the Village Green Trailer Park or consideration to pave the existing gravel access road to Wilson Park (Thompson Avenue). I will be including this project for review in the 2018 budget discussions.

Respectfully submitted,

Tim Perepolkin



## ***Village Of Chase***

### ***Administrative Report***

**TO:** Mayor and Council  
**FROM:** Corporate Officer  
**DATE:** 2017 August 4  
**RE:** Application to Vary Regulations of Village of Chase Zoning Bylaw 683-2006

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#### **ISSUE/PURPOSE**

To obtain Council's approval for a variance of an accessory building height in R-1, Low Density Residential.

#### **OPTIONS**

- 1. Grant the variance that will vary the maximum height of an accessory building on the subject property from 5.0m to 5.65m.**
- 2. Deny the variance request, requiring the property owner to adhere to the existing height regulations in the R-1 zone of the Village's Zoning Bylaw**

#### **BACKGROUND**

The owner of 939 First Avenue applied for a Building Permit for an accessory building on March 15, 2017. As per the referral process with the TNRD, Village administration reviewed the application and confirmed that the information on the drawings provided met the requirements of the zoning regulations. The maximum height permitted in R-1, Low Density Residential is 5.0 metres.

A Building Permit was issued and construction commenced on the accessory building. During a routine inspection, the Building Inspector discovered that the building measured higher than 5.0 metres, issued a Stop Work Order, and advised the owner to seek a variance.

On June 19, 2017 the Village received an application from the owner to vary the height of his accessory building from 5.0 metres to 5.65 metres (2 feet higher than the regulation). If the variance is granted, the Stop Work Order will be removed and he can continue construction. If the variance is not granted, he will need to reduce the height of the building to 5.0 metres, or remove the building completely.

## **REFERRALS**

Notifications were 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. As of the date of this report, no responses have been received from any affected property owner.

The Manager of Public Works was asked to comment on the variance application. He has indicated that the interests of the department are not affected by this application.

The Fire Chief was also asked to comment on the variance application. He has indicated that the interests of the department are not affected by this application.

## **ANALYSIS**

The neighbourhood is characterized as residential. There is an assortment of building types with varying degrees of quality and life expectancy. There are mobile homes on some properties. There are also a significant number of non-conforming accessory buildings in the area that trespass into setbacks and one notable accessory building that exceed height regulations. The subject property has an existing principal use, that being a single family residential building. A previous accessory building existed where the new building is sited and was removed under a Demolition Permit.

The accessory building on the subject property is a quality structure and fits into the form and character of the neighbourhood. A variance will not significantly upset the character of the area, is an improvement to the subject property, and lends to gentrification possibilities in the vicinity.

## **POLICY IMPLICATIONS**

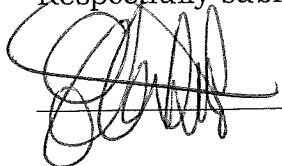
Pursuant to the provisions in the Local Government Act, a local government may, by resolution, issue a development variance permit, in respect of the land covered in the permit, the provisions of a bylaw that regulates Zoning. As a limit to Council's authority, the use or density of land cannot be varied. 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 Development Variance Permit 3-2017 be approved."**

Respectfully submitted,

  
\_\_\_\_\_



9. **NEW BUSINESS**

9.1 Interior Health Authority and Village of Chase Active Communities Grant

Moved by Councilor Egely

Seconded by Councilor Scott

**"That Council authorize administration to apply for funds through the Interior Health Authority Active Transportation Grant Program that can be used to move Chase towards a healthy community design by completing an assessment and inventory of active transportation in Chase."**

**CARRIED**

**#2017/07/11\_007**

9.2 Development Variance Application – 939 First Avenue

Moved by Councilor Scott

Seconded by Councilor Egely

**"That Council authorize administration to proceed with the required notification process, and prepare a draft Development Variance Permit that would vary the maximum height of an accessory building on the subject property from 5.0m to 5.65m."**

**CARRIED**

**#2017/07/11\_008**

9.3 Mobile Vending at Memorial Park

Moved by Mayor Berrigan

Seconded by Councilor Egely

**"That Simone Hegelstad be permitted to vend pre-packaged goods at Memorial Park, and that Administration be delegated to control the timing and location of Ms. Hegelstad's operation; and,**

**That Administration be directed to update the Mobile Vending Policy ADM-24 with criteria for a 'Youth Entrepreneur Program' for Council's consideration."**

**CARRIED**

**#2017/07/11\_009**

9.4 Chase Lions Club – Request for Reduction in Water and Sewer Charges

Moved by Councilor Scott

Seconded by Councilor Egely

**"That Council approve Administration billing the Lions RV park for water and sewer based on the base rate for a 1 inch meter, and grant a rebate to the Lions for the difference between the base rate cost of a 1 inch meter and a 2 inch meter from the beginning of the consumption-based billing."**

10. **OPPORTUNITY FOR PUBLIC TO SPEAK ON ANY MUNICIPAL MATTERS**

Karen Bassett of 564 Lakeshore Dr. inquired about treatment of gravel roads and lanes  
The Public Works Manager responded that calcium chloride is the treatment

Bruce Nelson of 216 Ash Drive inquired on the progress of bicycle signage  
The Mayor responded that it is a sensitive issue and there is no need to rush to any solution but it is being worked on

Mr. Nelson asked about the existence of Chase's Wildfire Protection Plan  
The Mayor responded that the TNRD handles Chase's Wildfire Protection Plan and emergency operations

Mr. Nelson is concerned about vehicles parking on Haldane, a narrow one-way street.  
Public Works will consider better signage on Haldane



## VILLAGE OF CHASE

### Development Variance Permit No. 3-2017

Authorizing resolution of the Council of the Village of Chase passed at its Regular Meeting on the \_\_\_ Day of \_\_\_\_, 2017.

- 1.0 LEGAL DESCRIPTION  
L D PL 33659 DL 517  
PID 003-109-470

CIVIC ADDRESS  
939 First Avenue  
Chase, BC

- 2.0 HOLDER & ADDRESS  
Don Cavers  
Box 1135  
Chase, BC  
V0E 1M0

- 3.0 CONDITIONS TO BE VARIED OR SUPPLEMENTED:

- 3.1 Village of Chase Zoning Bylaw No. 683 - 2006 and amendments thereto states:

6.14 Regulations

On a parcel located in an area zoned as R-1, no building or structure shall be constructed, located or altered, and no plan of subdivision approved which contravenes the regulations set out in the table below in which column I sets out the matter to be regulated and column II sets out the regulations.

Maximum building height for an accessory use building 5.0 m

Variance to Regulations

Section 6.14 is hereby varied by way of development variance permit to allow an increase to the maximum height of an accessory use building from 5.0m to 5.65m.

- 4.0 SECURITY REQUIRED: \_\_\_\_\_ YES \_\_\_\_\_ X NO

- 5.0 GENERAL NOTES:

- 5.1 This Development Variance Permit is issued subject to all of the Bylaws of the Village of Chase applicable thereto, except as specifically varied or supplemented by this Permit.

5.2 This Permit applies to and only to those lands within the Village of Chase described in 1.0 above.

5.3 This Permit is not a Building Permit.

6.0 APPROVAL REQUIRED BY MINISTRY OF TRANSPORTATION AND INFRASTRUCTURE:

\_\_\_\_\_ YES      X   NO

Approved by Village of Chase Council on the \_\_\_\_ Day of \_\_\_\_\_, **2017**.





## VILLAGE OF CHASE

### Memorandum

**Date:** August 4, 2017  
**To:** Mayor and Council  
**From:** CAO  
**RE:** Nuance Dance – Previous Request for the Not-for-Profit Rate for use of Community Hall

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At Council's April 11, 2017 meeting, Council considered a request from Regina Bittner-Rothbart for a non-for-profit rate for the use of the Community Hall for ballet and dance lessons for local community children and youth.

- Council asked Administration to obtain a financial statement from Ms. Bittner-Rothbart to support her applications to be considered as non-for-profit
- On May 23, 2017, Council received additional information from Ms. Bittner-Rothbart – Council asked for further information as a formal financial statement was not provided, although costs associated with providing the service in Chase was outlined in a letter
- Since May 23, 2017 Administration has spoken with Ms. Bittner-Rothbart to obtain information
- Ms. Bittner-Rothbart provides the classes to approximately 25 youth and has many requests to continue providing the classes despite her desire to slow down and ultimately retire
- Her classes average 12 students at a time
- After expenses, Ms. Bittner-Rothbart makes approximately \$5 per student

Since May 23, 2017, Ms. Bittner-Rothbart has made arrangements to provide the ballet and dance classes in Chase but at a different venue. She has made a commitment to the other facility and does not wish to go back on that commitment at this time. She will not be utilizing the Community Hall.

This report is being provided for information.

Respectfully submitted,

RECEIVED  
Village of Chase

JUL 21 2017

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

July 18, 2017

Mayor Rick Berrigan  
Village of Chase  
Box 440  
Chase, BC V0E 1M0

Dear Mayor Rick Berrigan:

**RE: GAS TAX AGREEMENT COMMUNITY WORKS FUND PAYMENT**

I am pleased to advise that UBCM is in the process of distributing the first of two Community Works Fund (CWF) payments for fiscal 2017/2018. An electronic transfer of \$79,606.71 is expected to occur within the next 30 days. These payments are made in accordance with the payment schedule set out in your CWF Agreement with UBCM (see section 4 of your Agreement).

CWF is made available to eligible local governments by the Government of Canada pursuant to the Administrative Agreement on the Federal Gas Tax Fund in British Columbia. Funding under the program may be directed to local priorities that fall within one of the eligible project categories.

Also included with the 2017/18 funding payment is a one-time federal legacy infrastructure funding payment, which was committed by the Government of Canada in *Budget 2016*.

Further details regarding use of CWF and project eligibility are outlined in your CWF Agreement and details on the Renewed Gas Tax Agreement can be found on our website at [www.ubcm.ca](http://www.ubcm.ca).

For further information, please contact Gas Tax Program Services by e-mail at [gastax@ubcm.ca](mailto:gastax@ubcm.ca) or by phone at 250-356-5134.

Sincerely,



Councillor Murry Krause  
UBCM President

Pc: Leif Pedersen, Chief Financial Officer





## ***Village Of Chase***

### ***Administrative Report***

**TO: Mayor and Council**

**FROM: Corporate Officer**

**DATE: 4 August 2017**

**RE: Zoning Amendment Bylaw 842-2017 – 426 Pine Street**

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#### **ISSUE/PURPOSE**

To amend Zoning Bylaw 683-2006 by changing the zoning designation at 426 Pine Street from R-1, Low Density Residential to R-1SS, Low Density Residential, Secondary Suite.

#### **OPTIONS**

1. Accept the application and consider giving the bylaw first two readings and direct a Public Hearing as recommended
2. Do not accept the application

Council has the option to not accept the application. If Council chooses to not accept the application the applicant will be informed that the application was refused. Alternatively, Council can accept the application, proceed with reading the bylaw a first time, a second time, and direct a Public Hearing on the matter. This is the recommended option.

#### **HISTORY/BACKGROUND**

The subject property is located in R-1, Low Density Residential which does not allow secondary suites. A secondary suite can only be permitted through a zoning amendment.

#### **DISCUSSION**

Included in this Report to Council is:

- Application for a land use amendment
- Zoning Amendment Bylaw 842-2017
- Floor Plans, existing and proposed
- Property Information Report
- Public notification map indicating adjacent properties within 50m. that will receive notification letters if the application proceeds

## **FINANCIAL IMPLICATIONS**

None

## **POLICY IMPLICATIONS**

Section 460 of the *Local Government Act* regulates amendments to land use bylaws. Section 464 of the *Local Government Act* states that a Public Hearing is necessary on all land use amendments. Furthermore, all property owners within 30m of the subject property will be notified of the pending application in advance of any Public Hearing. There is also a requirement to advertise in local newspapers.

The use of land is regulated by the Local Government, specifically the Zoning bylaw and the Official Community Plan (OCP). The proposed residential use of the land is consistent with Chase's OCP particularly Section 2.3.2 where "*It is an objective of Council to promote the provision of more rental housing. Secondary suites will be encouraged*", and Section 2.3.4 where "*It is an objective of Council to consider secondary suites in areas designated General Residential on Schedule B – Land Use Map.*"

## **RECOMMENDATION**

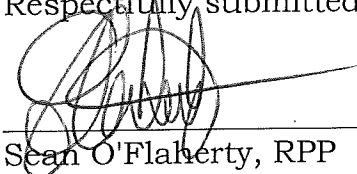
**THAT the zoning amendment application for 426 Pine Street be accepted; and,**

**THAT the Village of Chase Zoning Amendment Bylaw 842-2017 be read a first time;**

**THAT the Village of Chase Zoning Amendment Bylaw 842-2017 be read a second time;**

**THAT the Village of Chase Zoning Amendment Bylaw 842-2017 be submitted to Public Hearing.**

Respectfully submitted,



---

Sean O'Flaherty, RPP  
Corporate Officer

## VILLAGE OF CHASE

### Application for Zoning Bylaw and/or Official Community Plan Amendment

1. Registered property owner's name, address and telephone number  
LAURIE PETERSON 426 FINE ST. 250 679-8107
2. Authorized agent's name, address and telephone number (If agent is handling application, please supply written authorization from owner)  
N/A
3. Legal description and Property Identification Number of subject property  
PID 006-180-990 LOT H DISTRICT LOT 517 KAMLOOPS
4. Approximate area of subject property  
DIVISION YALE DISTRICT PLAN 23944
5. Existing use of subject property  
SINGLE FAMILY DWELLING
6. Existing use of adjacent property  
SINGLE FAMILY DWELLING
7. Detailed description including drawings, of the project or situation necessitating your application. Please provide additional pages as necessary.
8. Zoning Designation  
• Existing R1 ZONING  
• Proposed ~~R2 ZONING~~ R1-SS
9. Official Community Plan Designation  
• Existing General Residential  
• Proposed General Residential
10. Is the subject property within the floodplain of the Little Shuswap Lake, South Thompson River or Chase Creek?  
                     Yes           No           No

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

LP July 10, 2017  
Signature of Owner or Agent Date  
Note: Please see attached sheet for additional information to be included with application

### Attachment to Application for Amendment

The preceding application form must be supported by the documents and information in the following list that Village staff deems appropriate. If more information is needed, you will be contacted and asked to provide that information before your application proceeds.

1. Recent State of Title Certificate from the Kamloops Land Title Office;
2. one plan, neatly drawn to an appropriate scale, which illustrates as much of the following as possible:
  - boundaries and dimensions of the subject property;
  - size and location of existing and proposed building(s) on the site including distance to the boundary lines of the property;
  - location and name of road(s) adjacent to the subject property;
  - location of bodies of water adjacent to, or on, the site including the high water mark;
  - proposed subdivision layout showing the number and approximate location of lots, if subdivision of the property is planned; and,
  - any other appropriate information or information required by Village staff;
  - a description of services available to the subject property such as:
    - roads, including access points, intersections and on-site traffic circulation;
    - water;
    - sanitary sewer;
    - storm drainage;

\$800

Laurie Peterson  
426 Pine Street  
Chase, BC  
250 679-8107

---

July 12, 2017

To: Whom it May Concern

I am writing the Village of Chase to ask for an amendment to my property at 426 Pine Street to allow for a secondary suite or vacation rental which will include a kitchen (R1 to R2 zoning).

Since meeting briefly with Sean O'Flaherty about a week ago, I have met with my neighbours and let them know about my plan to have a secondary suite. They all stated they wouldn't have a problem with the proposed changes. A few even expressed surprise that the area wasn't already zoned for that use. I have also drafted plans for the proposed use of the space and have consulted with a few trades people prior to moving here and since.

Having had a rental unit in my home in Calgary for 15 years, until my move to BC about 30 months ago, I am well aware of the importance of handling a multi use property so that my neighbours and the community are not negatively impacted. The property already has adequate parking, as there are at least four spaces and it isn't my intention to accommodate tenants or vacation renters who have more than two vehicles. I also appreciate quiet enjoyment of my home and a tidy well maintained property, so it will also be my priority to ensure the same from tenants or vacation renters.

Additionally, I went through the process of having a legal secondary suite installed in my home in West Kelowna, so I'm well aware of the process and requirements of providing a safe area and a legal unit, which would include such items as interconnected smoke alarms and fire rated drywall and insulation.

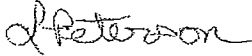
It is my hope that the amendment process can be done as quickly as possible because it came as quite a surprise to me, when I talked with Marvin Friesen by phone at the Chase Village office a few weeks ago, that the home wasn't zoned R2 after being told by an employee when I called the Village, prior to purchasing my property, that the area was zoned for secondary suites. Also, when I called for information about completing the amendment request a few days ago, I was again told by a Village employee that my

property was zoned for secondary suits. When I suggested she look further she did find that my property was zoned R1 and not R2.

It is not my wish to pursue the misinformation matter further, but first I hope that others purchasing property in Chase don't find themselves in the same position. Secondly, having an income generating property is especially important to me because I rely on the income my home can generate having retired early for health reasons. In light of this oversight, and the subsequent process I have to follow and the delays involved, I would also appreciate some leeway on the \$800 fee for the amendment. I am more than willing to pay some part of it, but I would appreciate some leeway. And, to reiterate, I hope my rezoning request can be processed as quickly as possible.

Thank you for your time and attention in this amendment request and I look forward to working with the Village of Chase in the this process and in being able to provide a safe, comfortable and pleasing accommodation in this community.

Regards,

A handwritten signature in cursive script that reads "Laurie Peterson".

Laurie Peterson



**VILLAGE OF CHASE  
BYLAW NO. 842 - 2017**

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

---

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

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

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

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

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

1. This Bylaw shall be cited for all purposes as "Village of Chase Zoning Amendment Bylaw No. 842- 2017".
2. The Village of Chase Zoning Bylaw No. 683-2006, is hereby amended by changing the zoning for the permitted land use on Lot H PL 23944 DL 517 Kamloops Division Yale District PID 006-180-990 (426 Pine Street) from "R-1 Low Density Residential" to "R-1SS, Low Density Residential Secondary Suite."

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

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

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

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

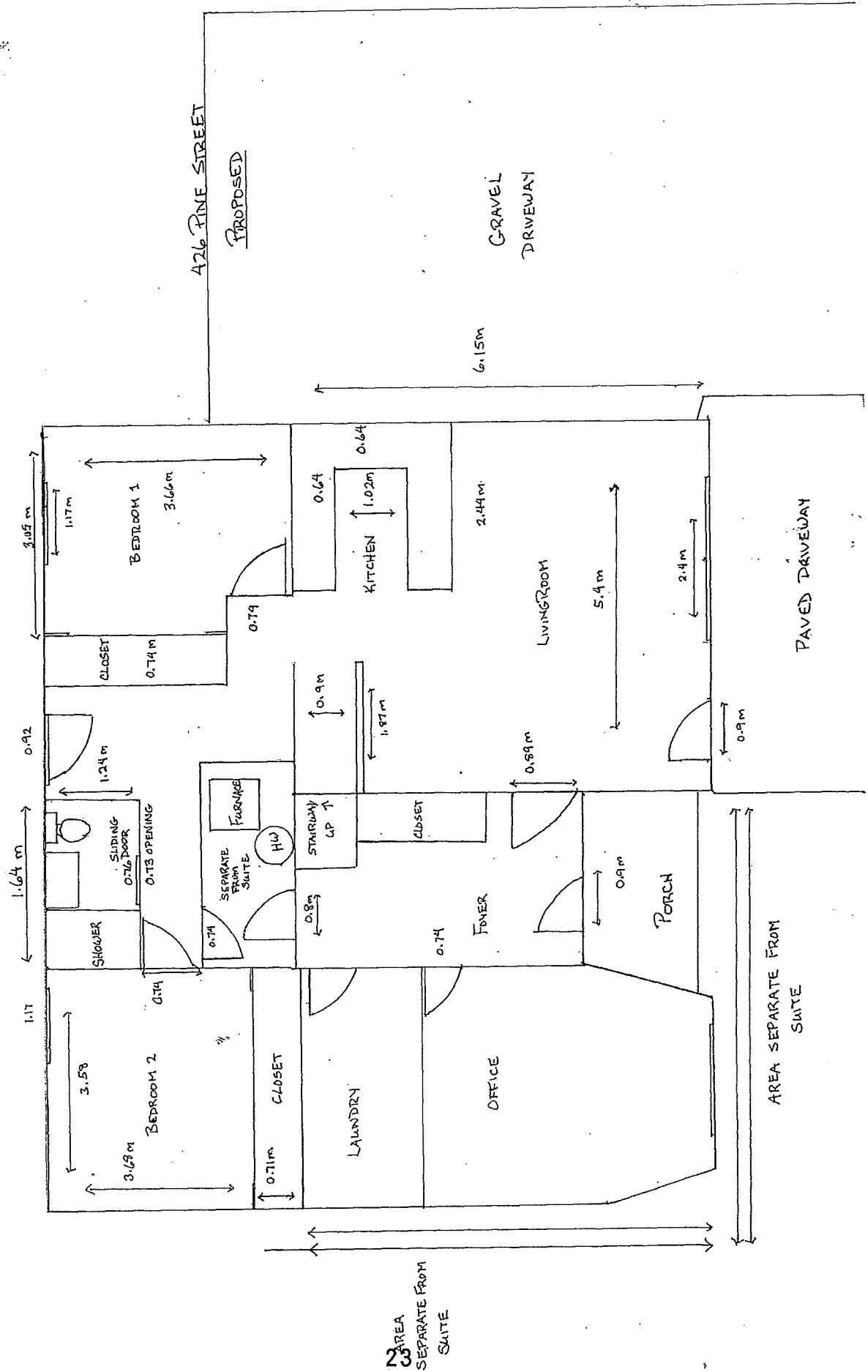
ADOPTED THIS \_\_ DAY OF \_\_\_\_

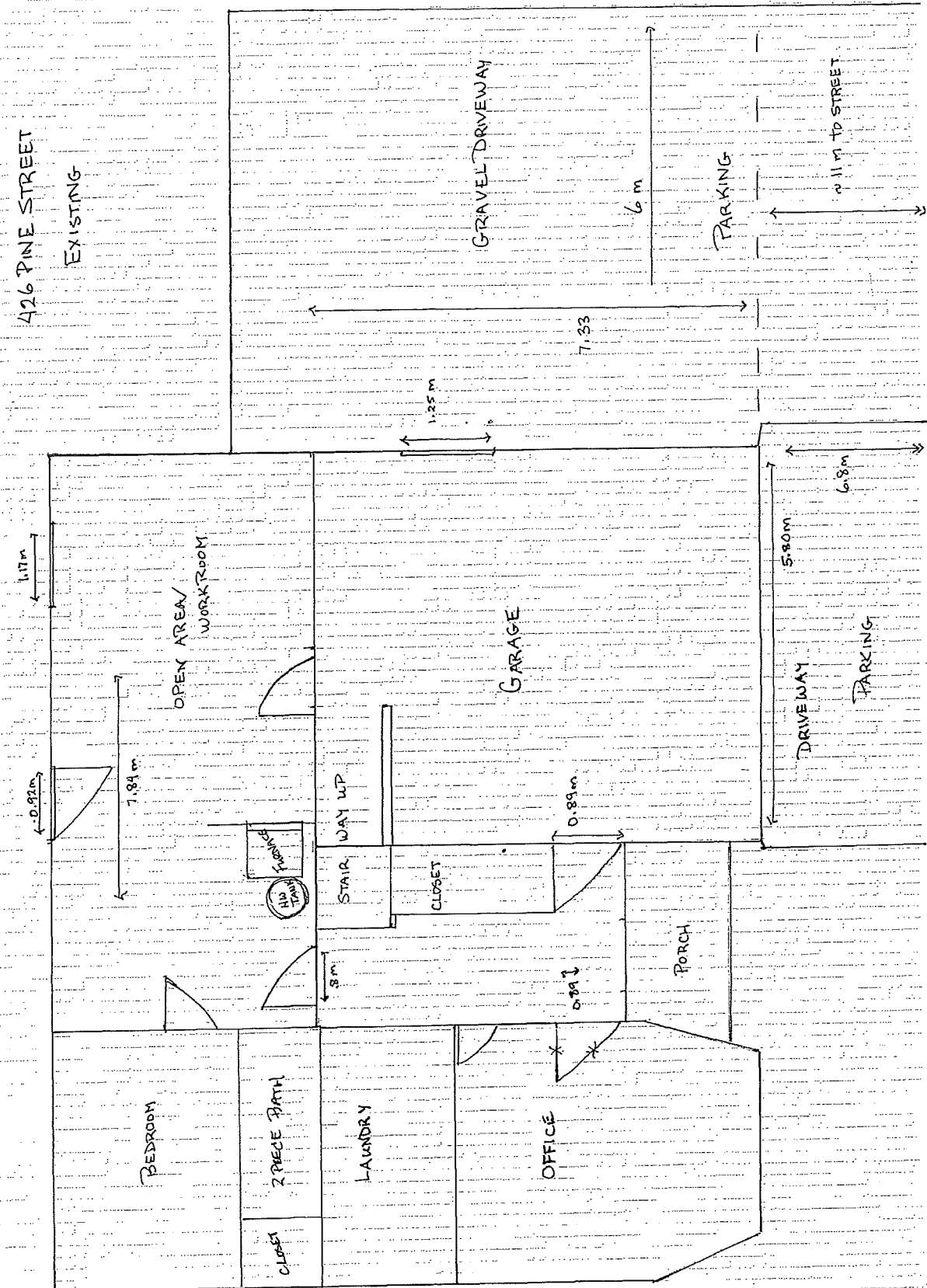
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Rick Berrigan, Mayor

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Sean O'Flaherty, Corporate Officer







## Property Information Report

Report Generated On: July 24, 2017 10:30:16 PM

Thompson-Nicola Regional District

300 - 465 Victoria St

Kamloops, BC V2C 2A9

T (250) 377-8673

F (250) 372-5048

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

934 Thompson Ave

### Parcel Description & Location

[More Details](#)

#### Legal Description:

L B PL KAP83835 DL 517

#### District Lot:

517

#### Land District:

KDYD

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

Square Meter:

408.33

Acre:

0.101

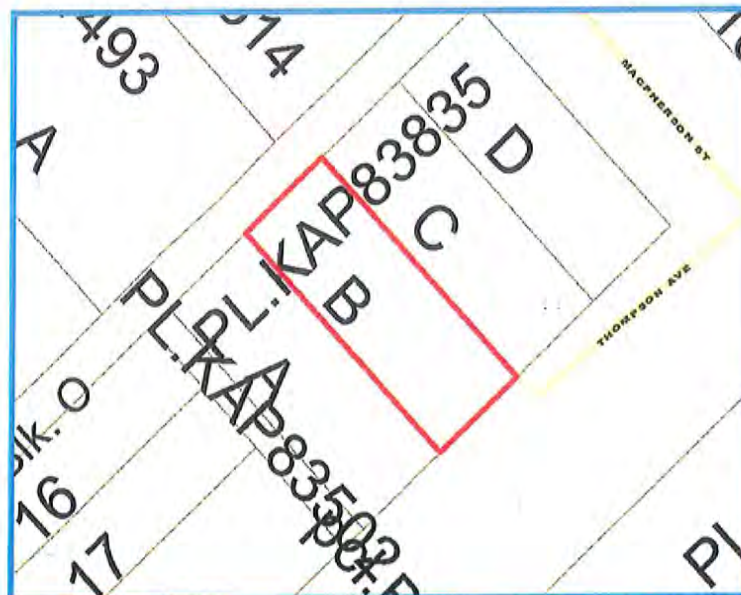
Hectare:

0.041

#### Community:

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: A

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

[More Details](#)

Zoning Bylaw: 683

Zoning: R-2

Lakeshore Development Guidelines (Intersect): Yes

Lake Name: Little Shuswap Lake

Lake Classification: Development Lake, Special Case Lake

Fringe Area: N/A

Floodplain Information: Not applicable

Site Specific Zoning: Not Applicable

Development Permit Area: N/A

Official Community Plan Name: N/A

OCP Designation: N/A

Agriculture Land Reserve (Intersect): No

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

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

[More Details](#)

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

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

### BC Assessment (For enquiries, contact BC Assessment Authority)

[More Details](#)

Folio:	Land Title PID:	Assess Year:	Land:	Improvement:	Property Class:
512.00232.200	027-071-383	2017	\$73,900.00	\$0.00	1-Res
512.00232.200	027-071-383	2016	\$72,200.00	\$0.00	1-Res

Folio:	Actual Use:
512.00232.200	VACANT RESIDENTIAL LESS THAN 2 ACRES

Manual class:

None





# Legend

- Emergency Services
- Police Station
- Ambulance Station
- Fire Station
- Hospital
- Local Authority Office
- Facility
- Other
- Cemetery
- Community Hall
- Education
- Emergency Response
- Government Building
- Health
- Landmark
- Recreation
- Transportation
- Utility
- Parcel
- TNRD Boundary (Outline)
- Administrative Boundary (Outline)
- First Nations Reserve (Outline)
- Provincial Parks & Protected Areas



## 50m Public Notification Buffer

Author:

SUBJECT PROPERTY

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.



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

July 25, 2017





HOST BAND  
Splatsin  
P.O. Box 460  
5775 Old Vernon Road  
Enderby, B.C. V0E 1V0  
250 838 6496



### SG 2017 "Living for the Future"

July 17, 2017

To Whom It May Concern:

#### RE: Support for the 35<sup>th</sup> annual Secwepemc Gathering 2017

We wish to inform you of a special event that will be held on the Splatsin Indian Reserve in Enderby, B.C. - **August 18, 19, 20, 2017**. This event is known to all the Secwepemc (Shuswap) people as the Secwepemc Gathering and it is hosted by a different Secwepemc Community within the Secwepemc'ulecw (Shuswap Territory) each year since 1982. This gathering is the largest event held in the Nation.

The territory covers approximately 180,000 acres with a population of over 10,000 members. Secwepemc'ulecw consists of 17 Bands who contribute significantly to the economy of B.C. Each year this nationwide event is held to bring Secwepemc people together to celebrate, have fun, enjoy entertainment, share meals, play traditional games, socialize, and renew kinship ties.

This 3 day event takes a considerable amount of planning, volunteer support, in kind and cash donations. We are requesting a financial contribution towards the costs of this event. Your financial support will be used towards important elements such as food/meals, entertainment, purchasing or renting equipment, first aid and security. The number of people onsite for the weekend is expected to be 2000+.

**Sponsorship/Donor Levels: EAGLE \$10,000+, BEAR \$5000+, SALMON \$1000+, Friends of the Gathering: under \$1000.** In return for your contribution we will recognise you through press releases, promotion of the event and onsite weekend program booklets. You are of course welcome to attend the event.

Donations made to Splatsin exceeding \$25 are tax deductible and we will provide receipts as required. Donations can be mailed to the above address, please clearly mark it – **Attention: Secwepemc Gathering 2017**. We thank you in advance for your contribution in helping Splatsin make the 2017 Secwepemc Gathering a huge success.

Please contact Donna Felix, Event Coordinator at 250 550 6152 or [sg2017@shaw.ca](mailto:sg2017@shaw.ca) for more information. You can also check us out on Facebook - "Secwepemc Gathering 2017".

Kukwstsamc,

Kukpi7 Wayne Christian



City of Armstrong



July 11, 2017

File No. 0940-03

Mayor Rick Berrigan  
Village of Chase  
Box 440 826 Okanagan Avenue  
Chase, BC V0E 1M0

Dear Mayor Berrigan,

**Re: Interior Provincial Exhibition & Stampede V.I.P. Luncheon**

On behalf of the City of Armstrong, the Township of Spallumcheen and the citizens we represent, we extend a special invitation to you and your guest to join us in celebrating the occasion of the 118<sup>th</sup> Interior Provincial Exhibition (IPE) and Stampede. The IPE's theme this year is "Field to Plate Come Celebrate".

You are invited to the annual VIP Luncheon following the IPE parade on Saturday, **September 2, 2017**, at the Royal York Golf Course, located at 2440 York Avenue, Armstrong, BC. A map highlighting the location of the Royal York is enclosed for your convenience. We cannot advise of the exact time the lunch will begin, but anticipate it will be around 11:30 a.m.

Please confirm your attendance to the luncheon to Sharon Keane, City of Armstrong Administration Clerk, at (250) 546-3023 or to [skeane@cityofarmstrong.bc.ca](mailto:skeane@cityofarmstrong.bc.ca), no later than Wednesday, August 23, 2017 and remember to update your calendar with this event.

We hope that you and your guest will join us for lunch and then proceed to enjoy a day at the fair – the pride of our two communities.

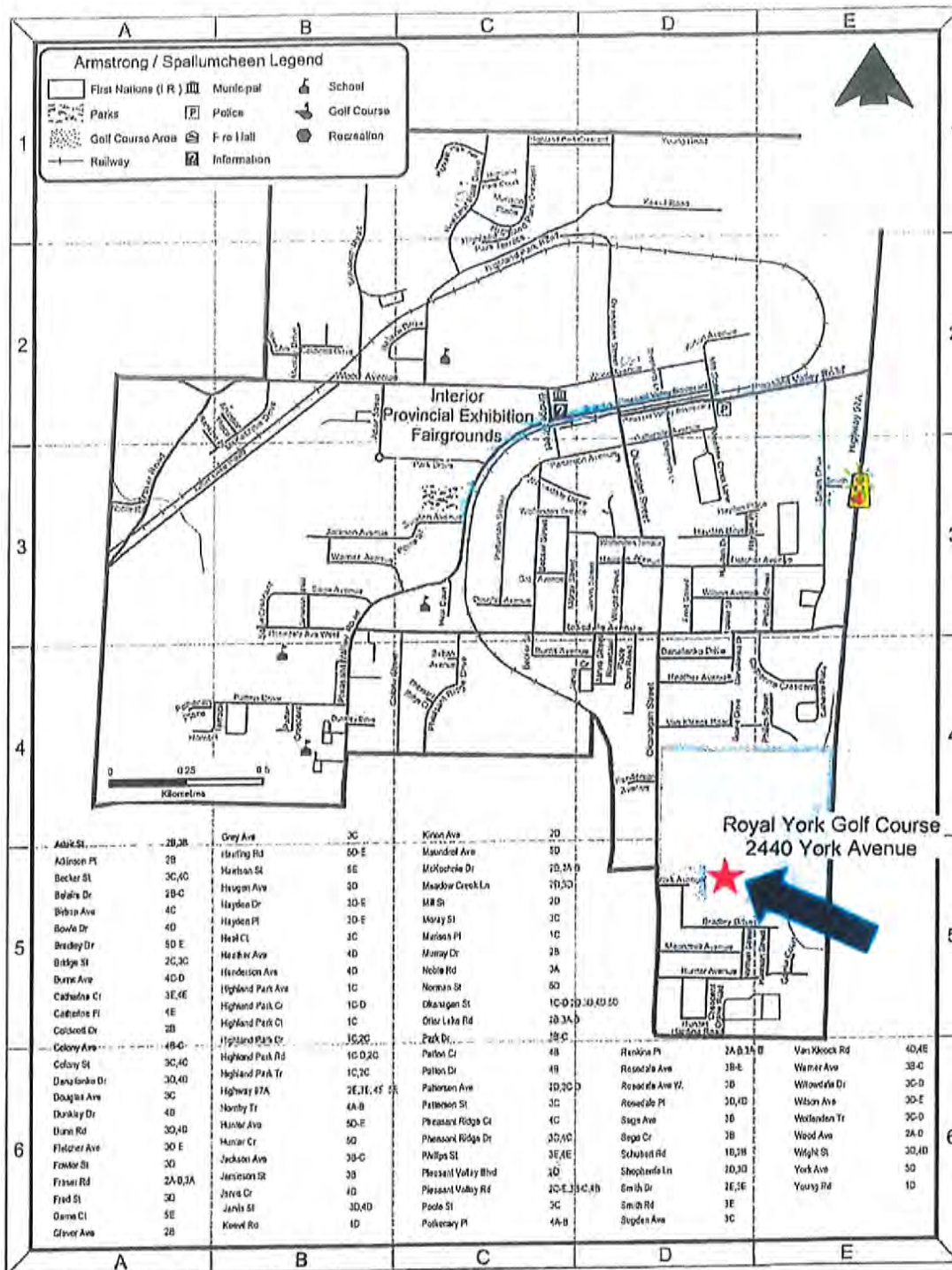
If you are interested in participating in the parade, please contact the Armstrong / Spallumcheen Chamber of Commerce at (250) 546-8155.

With warmest regards,

Chris Pieper, Mayor  
City of Armstrong

Janice Brown, Mayor  
Township of Spallumcheen





Parade Route ———





# Thompson-Nicola Regional District

THE REGION OF BC'S BEST

Department:

50<sup>th</sup>  
ANNIVERSARY  
1967 - 2017

RECEIVED  
Village of Chase

AUG - 2 2017

Original \_\_\_\_\_  
File \_\_\_\_\_  
Copy \_\_\_\_\_  
Agency \_\_\_\_\_

July 28, 2017

Mayor and Council  
Village of Chase  
Box 440  
CHASE BC V0E 1M0

## RE: TNRD 50<sup>th</sup> Anniversary Time Capsule

The Thompson-Nicola Regional District was incorporated and held its first Board meeting on November 24, 1967. To help commemorate the occasion of the TNRD's 50<sup>th</sup> anniversary, we will be burying a time capsule at the TNRD offices at 450 Victoria Street in Kamloops. It is intended that the time capsule will be re-opened in 2042 when the TNRD reaches its 75<sup>th</sup> anniversary.

We are requesting that your council contribute an item or two that represents your municipality or this region in 2017 that we can include in the TNRD 50<sup>th</sup> Anniversary time capsule. Through the objects placed in the time capsule, we are hoping to send messages to the next generation (or two) about life in the TNRD in 2017. Possible items to consider: lapel pin, flag, letter, commemorative brochure/report (acid-free paper is best – no staples or paper clips) or photo. Perhaps memorabilia from a community sporting or cultural event? Maybe something representing Canada's 150<sup>th</sup>, BC politics in 2017 or the current wildfire situation? What would you find intriguing to discover if you were to open the time capsule in 25 years?

The time capsule items will be displayed throughout the evening of November 23<sup>rd</sup> at an event celebrating the TNRD's 50<sup>th</sup> Anniversary. Photos of the items will also be posted on the TNRD's 50<sup>th</sup> anniversary website for all residents to view. A sealing ceremony is intended to take place on November 24<sup>th</sup> during the TNRD Board meeting.

Please deliver your time capsule contribution to the attention of Carolyn Black, Director of Legislative Services at the TNRD by October 14<sup>th</sup>. If you have any questions about the article or item you would like to contribute, please contact Carolyn Black at 250-377-7051 or email [cblack@tnrd.ca](mailto:cblack@tnrd.ca).

Thank you in advance for your contribution to our 50<sup>th</sup> anniversary commemoration.

Sincerely,

  
P.A.J. Ranta,  
Chair



## *Village Of Chase*

**TO: Mayor and Council**

**FROM: Director Financial Services**

**DATE: 26 July 2017**

**RE: 2018 Permissive Tax Exemptions**

---

### **BACKGROUND**

Under Legislation, Councils have the authority to provide for permissive property tax exemptions for certain activities and categories of users. While Section 220 of the Community Charter exempts churches and hospitals and the lands the buildings rest upon, Council is authorized to grant permissive tax exemptions on the surrounding lands and auxiliary buildings if it so chooses.

The purpose of these exemptions is to assist organizations providing useful services to the residents of a community that are not directly available from the municipality itself. The grants enable these organizations to remain viable within the community. Typically, the taxes forgone are much lower than the cost to the municipality of providing such services.

### **APPLICATIONS**

(Copies of all applications are available for review by Council and the public during regular Village office hours)

#### **Chase and District Curling Club**

- Provides recreational activities for the community as well as the use of the facilities for other activities in the off season
- Parking lot is available for use by other users when not in use by the Club
- Membership is between 80 and 100 with most being residents of Chase
- Approximately 40 active volunteers
- Being able to provide the recreational services would be difficult if tax exemption not granted
- Tax exemption for 2018 would be approximately \$10,695 of which \$5,949 is the municipal portion
- Financial statements indicate a small surplus in 2016 and operating capital of approximately \$15,000 at the end of February 2017

**Chase Creekside Seniors Organization**

- Seniors support and social activities
- Engage in fundraising to support their activities and provide some financial assistance to others in the community
- Facilities are utilized by seniors as well as other service organizations under direct supervision of the senior volunteers
- 150 members and approximately 70 volunteers
- Loss of the exemption would reduce the organization's ability to provide services
- exemption for 2018 would be \$3,192 of which \$2,093 is the municipal portion

Financial statements indicate a small surplus and operating capital of approximately \$31,000 at the end of 2016.

**Chase Evangelical Free Church**

- Religious fellowship engaging worship, education, personal development, pastoral care and community service
- 21 members mostly from Chase and 28 active volunteers
- Lands are used to support the church and hall activities
- Loss of tax exemption would create a financial burden reducing the ability to provide services to the community
- Tax exemption for 2018 would be \$1,242 of which \$860 is the municipal portion

Financial statements indicate a surplus and operating capital at 31 December 2016 of approximately \$55,000.

**Chase Congregation of Jehovah's Witnesses**

- Religious fellowship engaging in worship, education, personal development, pastoral care and community care
- 68 members mostly from Chase and 68 active volunteers
- Lands are used to support the church and hall activities and the parking lot is available to the public
- Loss of tax exemption would create a financial burden reducing the ability to provide services to the community
- Tax exemption for 2018 would be \$959 of which \$664 is the municipal portion

Financial statements indicate a small deficit and operating capital of approximately \$8,500 on 31 August 2016.

**Blessed Sacrament Catholic Church (Roman Catholic Bishop of Kamloops)**

- Religious fellowship which engages in worship, education, personal development, pastoral care and community service
- 130 members mostly from Chase and numerous active volunteers
- Lands are used to support the church and hall activities, and the residential property is used primarily for classroom and child care
- Loss of tax exemption would create a financial burden reducing the ability to provide services to the community
- Tax exemption for 2018 would be \$2,954 of which \$2,047 is the municipal portion

Financial statements indicate a deficit and operating capital at 31 December 2016 of approximately \$20,000.

#### **Chase and District Museum and Archives**

- Society provides archival storage of historical information and preserves local history and artifacts
- 140 members from Chase with 30 active volunteers
- A retail gift shop is operated to raise funds to help operate the museum
- They have indicated they would suffer a severe hardship if the tax exemption is not granted
- Tax exemption for 2018 would be approximately \$6,121 of which \$3,405 is the municipal portion

Financial statements indicate a deficit and a balance sheet was not provided.

#### **Chase and District Chamber of Commerce**

- Chamber promotes and improves the trade, commerce, economic, civic and social welfare of the community and regional trading area
- Provides information, marketing, communications and promotion of the Village throughout the region
- Operates the Visitor Centre in which there is a gift and souvenir sales area
- 87 members, mostly from Chase, and 8 active volunteers
- Tax exemption for 2018 would be \$1,888 of which \$1,050 is the municipal portion

Financial statements indicate a deficit for the year ended 31 December 2016 and operating capital of approximately \$83,000.

#### **Chase & District Lions Community Club**

- Nonprofit society, part of Lions International, promoting a spirit of understanding among the peoples of the world, good government and citizenship
- Engage in fund raising activities for the purpose of funding various community oriented projects for the benefit of the citizens of the Village of Chase
- 15 members (10 from Chase) with 10 volunteers
- Exemption is for the leased land owned by the Village and utilized by the Club for Chase Lions RV Park which is the primary fundraising activity of the club operated by their volunteers
- Funds allocated to taxes would decrease funds available for charitable activities
- Tax exemption for 2018 would be \$4,740 of which \$2,637 is the municipal portion

Financial statements indicate a surplus of \$15,000 primarily generated by RV Park (\$35,000). Funds are primarily being set aside for Water Park Project. (Balance sheet not provided).

#### **Royal Canadian Legion**

- Legion provides services to veterans (especially the disabled) and their families and to the community at large
- Operates a social center for the benefit of their members and guests which generates funds community oriented projects
- 332 members mostly from the Village, all volunteers
- They have indicated they would suffer a severe hardship if the tax exemption is not granted
- In the past the exemption has been granted for the lands only
- With no change to the exemption the 2018 grant would provide a tax exemption of \$3,264 of which \$1,816 is the municipal portion



Financial statements indicate a deficit and operating capital of approximately \$18,000 at 31 December 2016.

#### **Chase and District Recreation Centre Society**

- The Society provides recreational activities to Chase residents and the public in general
- The Arena portion has received a 10 year exemption that expires in 2019
- This will provide a tax exemption in 2018 of \$35,255 of which \$23,468 is the municipal portion
- This exemption is provided for the term 2011 to 2019 at which time council could consider a change

The arena portion operates at a deficit that is funded by a \$75,000 operating partnership contract and \$50,000 as a direct grant in aid from the Village. The loss of the tax exemption would have an impact on the ability of the society to maintain operation of the Arena.

The Golf course portion provides golf and recreational activities for members and the public. The group has 75 members most of whom are from Chase, and 10 active volunteers. The property has a lounge and out-buildings for recreational purposes, and a live-in caretaker within the suite above the lounge. The tax exemption for 2018 will be \$15,979 of which \$10,388 is the municipal portion.

Although the Society as a whole operates upon a significant surplus each year the funds are being utilized to payout the callable debt of the golf course over a period of five years. This debt is guaranteed by the Village up to 2028. The society had unrestricted cash available of \$120,000 at 29 February 2016.

A portion of the exemption for the golf club is based upon the apartment accommodation above the golf club. Normally residential space is not exempted, but when not utilized for residence purposes it could be exempted. I would recommend that council specify that only class 6 and class 8 categories be exempted in future. This enables the assessor to tax the residence without determining if a tenant is occupying the premises. The cost to the organization would be \$566 and will provide the village with \$301.

#### **General Comments-Policy Considerations**

Any changes Council wishes to make to tax exemptions for eligible organizations, either a reduction in the exemption or an increase, will have an impact of the operations of these groups. Council should ask itself questions as to whether the services provided by each of these organizations is essential and beneficial to the community, and what would it cost if the Village was required to provide the service directly.

In other municipalities the primary reasons for reducing permissive tax grant are usually related to the purpose for which land is being used. If excess land and facilities are not required for the services being provided, some Councils exclude these amenities from tax exemptions. Cost to the municipality is often a factor in the various Councils' decisions to reduce or not provide tax exemptions.



Utilizing a budgetary CAP is being considered by some municipalities. The challenge becomes the application of the CAP. Does it apply to all organizations equally, or certain types of organizations, or certain types of activity?

Village of Chase – 2018 Proposed exemption summary

		<u>Other Grants Received</u>
3 Churches	\$5,155	no other grants
3 Recreational groups	\$61,919	significant grants
1 Senior Group	\$3,192	minor grants
1 Museum	\$6,121	minor grants
1 Chamber Commerce	\$1,888	significant grant
1 Service Club	\$4,740	minor grants
1 Legion	\$3,264	no grants

The major categories receiving exemptions also receive significant grants, making it difficult to reduce the exemption. The community has traditionally received these exemptions, and any change is always difficult. Determining the nature of the limits is the difficult part for Council.

**FINANCIAL IMPLICATIONS**

The total tax exemptions requested for 2018 are estimated to be \$86,279 (\$51,034 excluding the arena) which includes \$54,379 (\$30,911 excluding the arena) in municipal taxes portion. The cost to the Village of the present system for 2018 by applicant is:

	<b>Total Tax</b>	<b>Municipal Tax</b>
Chase and District Curling Club	10,695	5,949
Chase Creekside Seniors	3,192	2,093
Evangelical Free Church	1,242	860
Jehovah's Witness Congregation	959	664
Roman Catholic Bishop of Kamloops	2,954	2,047
Chase Museum Society	6,121	3,405
Chase and District Chamber of Commerce	1,888	1,050
Royal Canadian Legion Br. 107	3,264	1,816
Chase and district Lions Community Club	4,740	2,637
Chase and District Recreation Society		
Arena	35,245	23,468
Golf Course	15,979	10,388
<b>Total</b>	<b><u>\$86,279</u></b>	<b><u>\$53,813</u></b>

Total tax levy budgeted by the Village of Chase for 2018 is \$3,560,200 including the permissive tax exemptions. The municipal portion budgeted is \$1,750,300. Of the total taxes levied, the Regional District levies a requisition budgeted at \$726,000 which is based upon the assessment valuations established after the exemptions are processed. This results in the tax levy being distributed over the remaining taxpayers. The estimated redistribution for Chase taxpayers amounts to \$16,500 in 2018 or an average increase in taxes of about \$11.50 per parcel.

In addition to the permissive tax exemptions requested for 2018 in the amount of \$86,279 there are budgeted 2018 grants in aid as follows

General Grant in Aid	\$10,000
Forgiveness of Hall Rentals	\$12,000
Festival society for Canada Day	\$12,000
Chamber of Commerce (80% Bus License)	\$14,000
Arena grant in aid	\$55,000

**Total Grants in Aid including exemptions    \$189,279**

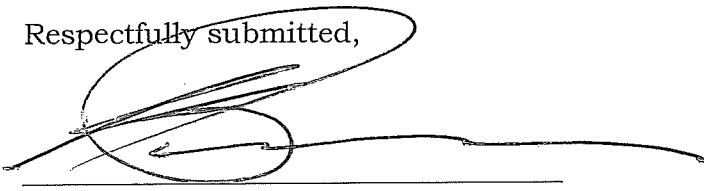
(Please note the Arena also receives \$75,000 in contract payments and \$87,500 in loan payments ending in 2019).

If all of the above amounts are combined the total commitment of assistance for these groups combines to \$351,779 which equals 10% of our total taxes collected (including the exemptions) or \$311,479 (municipal portion) which equals 18% of our municipal taxes budgeted. Of this amount \$251,356 is provided to the Recreation Society. This is a significant burden for the community and will not change significantly until 2019 when the Arena loan is paid out.

**RECOMMENDATION**

**That the report be received and that Council provide direction to Administration regarding its wishes regarding tax exemptions for 2018.**

Respectfully submitted,

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Leif Pedersen,  
Director Financial Services

# **VILLAGE OF CHASE** **Notice of 2018 Permissive Tax Exemptions**

Section 227 of the Community Charter requires the Village of Chase to give notice of its intention to provide permissive tax exemptions.

Properties listed below will be exempted under Bylaw No. 843, 2017 and will receive exemptions from property taxes for the 2018 taxation year only. The exemptions presented are the maximum available, and council may alter the amount of the exemption.

Property referred to in Bylaw No. 773, 2011 will receive exemption from property taxes for the years 2012 through 2019 inclusive.

Assessment Roll Number	Organization	Legal Description	Civic Address	Estimated Annual Value of Permissive Tax Exemptions for:		
				2018	2019	2020
<b>Land and Improvements exempted</b>						
512-00096.025	Chase and District Curling Club	Parcel Z, District Lot 517, Plan 19733, K.D.Y.D, Except Plan KAP57419, of Lots A & B See (KC5244), PID# 012-870-285	227 Wilson Street			
	Exempt Per Sect 224 (2)	(a) utilized for community recreational purposes exempted for one year		10,695	10,802	10,910
512-00105.000	Chase Creekside Seniors	Parcel Y of Block A, District Lot 517, Plan 514, K.D.Y.D, of L 13 – 17 SEE DD M14002, Lease/Permit/License # 343509 PID # 012-290-	542 Shuswap Avenue			
	Exempt Per Sect 224 (2)	(a) utilized for community recreational and social purposes exempted for one year		3,193	3,224	3,257
512-00010.005	Evangelical Free Church of America	Lot A, District Lot 517, Plan 41858, K.D.Y.D. PID # 014-902-486	295 Shuswap Avenue	1,242	1,255	1,267
512-00242.100	Jehovahs Witness Congregation	Lots 17-20, Block P, District Lot 517, Plan 514, K.D.Y.D. PID # 012-295-965, PID # 012-295-981, PID# 012-295-990, PID # 012-296-015	818 Thompson Avenue			
	Exempt Per Sect 224 (2)	(f) utilized for religious and community purposes exempted for one year		959	969	979
512-00362.010	Roman Catholic Bishop of Kamloops	Lot B, Plan 36502, District Lot 517, K.D.Y.D. PID# 003-648-168	1200 Shuswap Avenue			
	Exempt Per Sect 224 (2)	(f) utilized for religious and community purposes exempted for one year		2,954	2,984	3,013
512-00342.000	Chase Museum Society	Part of Lot 6, Plan B757, District Lot 517, K.D.Y.D, of Plan 1467, PID # 004-971-531	1042 Shuswap Avenue			
	Exempt Per Sect 224 (2)	(d) utilized for community purposes exempted for one year		6,121	6,182	6,244
512-00660.000	Chase and District Chamber of Commerce	Located on Village of Chase Right-of-Way between Shuswap Avenue and C.P. Rail Station West of Avlmer Road	400 Shuswap Avenue			
	Exempt Per Sect 224 (2)	(a) utilized for community purposes exempted for one year		1,888	1,907	1,926

512-00516.005	Chase & District Recreation Centre	Lot A, Plan KAP 82245, PID# 026-854-449	929 Hysop Road	15,978	16,138	16,299
	Exempt Per Sect 224 (2) (a) utilized for community recreational purposes exempted for one year					
512-00402.600	Chase and District Lions Community Club	Portion of Plan KAP264B, District Lot 517, K.D.Y.D. except Plan KAP18415A, portion of and exc PL Kap1315A	Mill Road			
	Exempt Per Sect 224 (2) (i) utilized for community recreational purposes exempted for one year			4,740	4,787	4,835

**Land only exempted**

512-00058.100	Royal Canadian Legion Branch 107	Lot A, District Lot 517, Plan 37207, K.D.Y.D. PID # 004-896-955	511 Shuswap Avenue	3,264	3,297	3,330
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**Land and Improvements exempted under Bylaw No. 773, 2011:**

512-00011.020	Village of Chase	Lot 1, District Lot 517, K.D.Y.D., Plan 20201, Except Plan KAP49449, all leased to the Chase & District Recreation Society; except that portion leased to Chase Canyon Eco-Adventures for the operation of a Zip-Line business.	221 Shepherd Road	35,245	35,597	35,953
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**Estimated Annual Value of the Permissive Tax Exemption which includes taxes collected on behalf of other government bodies such as School Taxes and Regional District Taxes (approximately 02.49% of total tax base).**

**\$ 86,279 \$ 87,141 \$ 88,013**

The Municipal portion of the estimated taxes being exempted is approximately 03.21% of the total amount of municipal taxes collected

The "Estimated Annual value of the Permissive Tax Exemptions" is the estimated amount of property taxes that would be imposed on each property if it had not received an exemption by council.

**\$ 54,379 \$ 56,554 \$ 58,816**

Dated at Chase, B.C. this 026th day of July, 2017  
Leif Pedersen, Director Financial Services

Rudi Schiebel/Deepwater Growth Enterprises Ltd.  
724 Squilax-Turtle Valley Rd.  
Chase BC V0E 1M1

Date: July 26<sup>th</sup>, 2017

Rick Berrigan  
Mayor of Chase  
826 Okanagan Ave,  
Chase, BC V0E 1M0

**Re: Written Notice For ACMPR Medical Cannabis Facility in Chase District**

Dear Mayor Berrigan

This is a written notice to inform you of my intent to submit an application to become a Licensed Producer under the Health Canada Access to Cannabis for Medical Purposes Regulations (ACMPR). The application will include licenced activities for possession of cannabis seeds and plants, dried cannabis and cannabis extracts/oil, sale or provision of cannabis, dried cannabis, starting materials and cannabis extracts/oil, destruction and production of seeds, plants, dried cannabis and cannabis extracts/oil as well as shipping, transportation or delivery of dried cannabis, starting materials, and cannabis extracts/oil.

The site where the above mentioned activities will be conducted is 660 Squilax-Turtle Valley Rd, Chase BC V0E 1M1. The application will be submitted to Health Canada on September 29<sup>th</sup>, 2017

Yours in good health,

Rudi Schiebel  
President & CEO / SPIC  
Deepwater Growth Enterprises Ltd.





## Sean O'Flaherty

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**From:** Chase Chamber <admin@chasechamber.com>  
**Sent:** Wednesday, August 02, 2017 4:46 PM  
**To:** Rick Berrigan  
**Cc:** Sean O'Flaherty  
**Subject:** 1st Annual A-MAIZE-ing Cook-off Challenge

Dear Mayor Berrigan,

As a proud sponsor of the Chase & District Festival Society and CornStock Festival this year, we invite you and/or another member of your organization to sit on our judging panel for the 1<sup>st</sup> Annual A-MAIZE-ing Cook-off Challenge, ran by the Chase & District Chamber of Commerce, at Memorial Park on Saturday August 12, 2017 from 4pm – 4:30pm. Please RSVP to Ali Maki, Chase & District Chamber of Commerce by Wednesday August 9<sup>th</sup> at [admin@chasechamber.com](mailto:admin@chasechamber.com) or by calling 250.679.8432.

Thank you,

Ali Maki, Manager  
Chase & District Chamber of Commerce & Visitor Center  
400 Shuswap Ave., Box 592  
Chase, BC V0E 1M0  
Ph: 250-679-8432  
Email: [admin@chasechamber.com](mailto:admin@chasechamber.com)  
[www.chasechamber.com](http://www.chasechamber.com)



# Chase & District FESTIVAL SOCIETY

Village of Chase  
Attn: Mayor and Council  
Box 440, Chase, BC, V0E 1M0

RECEIVED  
Village of Chase  
APR 03 2017

Original  
File  
Copy  
Agenda

April 3, 2017

Dear Mayor Berrigan and Councillors Maki, Lepsoe, Scott, and Egely;

**RE: Village of Chase Lakeside Summer Music Series**

On behalf of the the Chase & District Festival Society, I would like to thank you for supporting our proposal to manage Chase Canada Day and Music on the Lake in conjunction with our existing programming.

We recently held our Annual General Meeting for the Society, and we are all very enthused with the direction of summer events, especially given that this year marks Canada's 150 years since confederation. We are also equally excited that the Society's initial vision of supporting multiple events and activities related to arts and culture in Chase is now growing to a new level and that there is such fantastic support from council and staff at the Village Office.

We invite the mayor, or acting mayor, to join us and make a statement on behalf of the Village at Canada Day on July 1st and at CornStock on August 12th. We are also sending invitations to the three local First Nations to attend these events as well.

With regard to logistics, we would like to confirm permission to use Memorial Park and its facilities (ie washrooms and the Joyce Dunn Theatre) for the following days: June 21, July 1, July 2, July 4, July 11, July 18, July 25, August 1, August 8, August 12, August 15, August 22, and August 29 to host our summer programs. We are also planning to host a Beer Garden at Canada Day (July 1), the Lumberjack Show (July 2), and CornStock (August 12) - as this serves as a primary source of funding for the events. We will ensure that proper licensing, permits, and insurance are in place for these events, and we seek the Village's official permission to proceed with hosting beer gardens on the dates mentioned above.

Fire Chief Lauzon attended our recent meeting and we have discussed what procedures need to be taken to ensure safety for the fireworks on Canada Day. We agreed that closing the pier at 4pm on July 1st is the most appropriate measure to ensure public safety and sufficient time for the Fire Department to set up the fireworks. We will also be requesting the RCMP's boat be present to keep other boaters a safe distance away from the fireworks.

If you have any questions regarding any of our requests or would like a member of the Festival Society to attend a meeting to address any concerns, please feel free to contact me.

**Sean O'Flaherty**

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**From:** Sue Bepple  
**Sent:** Thursday, August 03, 2017 12:35 PM  
**To:** Sean O'Flaherty  
**Subject:** FW: Barb Town (Carlin)

Good morning Mr Berrigan

Please forward this email to your council for me. Thank you

On behalf of myself and my brother and sisters I would like to request that the Chase Town Council consider naming one of your new streets after my father's family. ( Possibly in the new Chase Estates).

Our Grandfather Claude Carlin along with his parents settled in Chase in 1912 and our Grandmother and her parents in 1913. Our father Robert (Bob) Carlin was born in his Grandmothers house in Chase in 1928 and has never considered living anywhere else. He loves Chase and has always been proud to call it home.

While he's still with us, I know Dad would be so thrilled to know that there is something left behind to honour himself, his parents his brother and George.

Thank you so much for your consideration

Barb Town (Carlin)





August 1<sup>st</sup>, 2107

Greg Witzky, Councilor  
Adams Lake Indian Band  
P.O. Box 588 Chase, BC, V0E 1M0  
[gwitzky@alib.ca](mailto:gwitzky@alib.ca)  
250-371-2458

Dear Village of Chase,

**Re: Request to Sponsor/Host the Wild Salmon Caravan**

Led by the Working Group on Indigenous Food Sovereignty, the Wild Salmon Caravan (WSC) is a grassroots celebration of the spirit of wild salmon. The purpose of the WSC is to bring the Rainbow Nation (people of all creeds and cultures) together to educate, inform, and transform the darkness surrounding the issues endangering wild salmon, our most important Indigenous food, cultural and ecological keystone species.

On Oct 7, 2017 the Wild Salmon Caravan kicks off with a colorful Mardi Gras style parade in Vancouver in the Commercial Drive area where ceremony and celebration will take place. In a similar spirit the Kamloops Food Policy Council will also be hosting a feast for the WSC as we parade through Kamloops on October 11<sup>th</sup>. The WSC is respectfully requesting that the Village of Chase sponsor/host the Indigenous cultural activities that will enhance our free of charge wild salmon BBQ for the Chase parade and Indigenous celebrations; scheduled to end at the Chase Wharf on October 12<sup>th</sup>. The wild salmon BBQ will consist of locally harvested Chinook salmon caught by the Adams Lake Indian Band. Local sweet corn and wild rice will complete the menu. We are asking for \$1,000.00 cash donation to assist with the salmon feast and cultural celebration expenses.

Your consideration in allowing our WCS parade route thru Chase; along with the your in-kind use of the wharf band shell venue, sound technician, liability insurance, and PA system would demonstrate to the

public your vibrant rural community spirit that, to our global audience, shows deep and meaningful truth, recognition, and reconciliation with Indigenous peoples; as it has been proclaimed by the Village of Chase. Your sponsorship would also provide opportunities for the Village of Chase to engage and build mutual aid networks with Indigenous participants who will come from all over the British Columbia and beyond, as well as various forms of media and arts based engagement strategies. If the Village of Chase and your members are willing, and able, to sponsor the WSC activities in Chase we would be happy to publicly acknowledge you at the event, and on our social media platform and website.

Wild salmon are an indicator of the health and integrity of the land and food system as a whole. They feed the forests, fields and waterways in the entire Pacific Temperate Rainforest as well as many species including bears, wolves, and the eagles. They are also a staple traditional food and indicator of health of many Indigenous families and communities who experience food insecurity in some of the most poverty stricken communities.

Please feel free to contact myself if you have any further questions. Thank you in advance for your generous consideration of how we could work together towards charting a more sustainable land and food system as a whole. We look forward to your positive response. I can be reached by email at [gwitzky@alib.ca](mailto:gwitzky@alib.ca) or on my cell phone 250-371-2458.

Kukstsemc (Thank you),

Greg Witzky



## Chase/Adams River Program for 2017 Wild Salmon Caravan

### Wednesday October 11<sup>th</sup>

<u>Start Time</u>	<u>End Time</u>	<u>Activity</u>	<u>Location</u>	<u>Responsible</u>
5 pm	6 pm	Arrive at campsite in Chase	Adams Lake Band Gymnasium	Chris Morrison
6 pm	7 pm	Dinner	Adams Lake Band Gymnasium	Caterer
7 pm	8 pm	Set up camp	Adams Lake Band Gymnasium	All
8 pm	?	Rest and relaxation	Adams Lake Band Gymnasium	All

### Thursday October 12<sup>th</sup>

<u>Start Time</u>	<u>End Time</u>	<u>Activity</u>	<u>Location</u>	<u>Responsible</u>
6:00 am	6:30 am	Marshaling for vehicle caravan to Roderick-Haig Brown Park	Adams Lake Band Gymnasium	Chris Morrison
6:30 am	7 pm	Vehicle caravan to Roderick-Haig Brown		Chris Morrison
7 am	8 am	Sunrise prayer	Adams River	Elder Mike Arnouse
8 am	9 am	Breakfast	?	?
9 am	9:30 am	Marshaling for vehicle caravan to Chase	Roderick-Haig Brown	Chris Morrison
9:30 am	10 am	Vehicle caravan to Chase	Curling Rink Parking Lot	Chris Morrison
10 am	11 pm	Marshaling for Chase parade	Curling Rink Parking Lot	Chris Morrison
11 am	12 pm	Parade thru Chase to the Wharf	Chase curling rink to the Wharf	All
12 pm	2 pm	Salmon BBQ	Wharf Bandshell	Caterer
12 pm	2 pm	Music & cultural performances	Wharf Bandshell	?
2 pm	3 pm	Closing remarks & FN drumming	Wharf Bandshell	Eddie Gartner Dawn Morrison WSC Participants