



## **AGENDA**

Regular Meeting of the Council of the Village of Chase  
to be held at the Community Hall at 547 Shuswap Avenue, and via Zoom  
on September 27, 2022 at 4:00 p.m.

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

Mayor Crowe has proclaimed September 19-25, 2022 as Rail Safety Week.

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

Resolution:

**“THAT the September 27, 2022 Village of Chase Regular Council meeting agenda be adopted as presented.”**

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

3.1 Minutes of the Special meeting of Council held September 6, 2022 Pages 1-5

Resolution:

**“THAT the minutes of the Special meeting of September 6, 2022, be adopted as presented.”**

3.2 Minutes of the Special meeting of Council held September 20, 2022 Pages 6-9

Resolution:

**“THAT the minutes of the Special meeting of September 20, 2022, be adopted as presented.”**

### **4. PUBLIC HEARINGS**

Official Community Plan (OCP) Amendment Bylaw No. 915-2022 Page 10

Zoning Amendment Bylaw No. 917-2022

*(Bylaw No. 915-2022 and Bylaw No. 917-2022 were given first and second reading at Council's August 9, 2022 Regular Meeting.)*

### **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

### **8. UNFINISHED BUSINESS**

8.1 Official Community Plan (OCP) Amendment Bylaw No. 915-2022 Pages 11-13

Recommendations:

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

- 8.2 Zoning Amendment Bylaw No. 917-2022 Pages 14-15  
Bylaw No. 917-2022 amends Zoning Bylaw No.683-2006 by removing section 8(1)(a) and adding definitions of 'derelict vehicle' and 'outdoor storage'.  
Recommendations:  
**"THAT the Village of Chase Zoning Amendment Bylaw No. 917-2022 be read a third time."**  
  
**"THAT the Village of Chase Zoning Amendment Bylaw No. 917-2022 be adopted."**
- 8.3 Property Maintenance Amendment Bylaw No. 916-2022 Pages 16-17  
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 adopted."**
- 8.4 Sign Regulation Amendment Bylaw No. 920-2022 Pages 18-19  
Recommendations:  
**"THAT the Village of Chase Sign Regulations Bylaw No. 49-1971, Amendment Bylaw No. 920-2022 be adopted."**
- 8.5 Temporary Use Permit, 425 Cottonwood Street Pages 20-29  
Report from the Director of Corporate Operations  
Recommendation:  
**"THAT Temporary Use Permit #2-2022 be issued for an initial two (2) year period."**
- 8.6 Development Variance Permit, 424 Bay Street Pages 30-35  
Memo from the Director of Corporate Operations  
Recommendation:  
**"THAT Council accept the application and direct staff to draft a Development Variance Permit and complete the referral process."**
- 8.7 Development Variance Permit, 918 Sicamous Avenue Pages 36-40  
Report from the Director of Corporate Operations  
Recommendation:  
**"THAT Development Variance Permit #3-2021 be issued."**
- 8.8 Development Variance Permit, 21-235 Aylmer Road Pages 41-47  
Memo from the Director of Corporate Operations  
Recommendation:  
**"THAT Development Variance Permit #4-2021 be issued."**

- 8.9 Development Variance Permit, 230/234/238 Aylmer Road Pages 48-52  
Report from the Director of Corporate Operations  
Council direction is requested.

- 8.10 Chase and District Health Foundation re: Emergency Coordinator Page 53  
Letter from the Chase and District Health Foundation  
At Council's Special meeting of September 6, 2022 the following resolution was passed:  
*Moved by Mayor Crowe*  
*Seconded by Councillor Scott*  
***"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."***  
**CARRIED**  
**#2022/09/06\_013**

Recommendation:

**"THAT the letter from the Chase and District Health Services Foundation regarding an Emergency Coordinator for Chase be received as information."**

- 8.11 UBCM Funding Announcement – Heat Event Vulnerable Population Response Planning  
Funding in the amount of \$23,000 have been granted to the Village of Chase for this project. Innomergence Solutions, the company that created the Village's Emergency Evacuation Route Plan will begin to work on the Heat Event Vulnerable Population Response Plan.  
Recommendation:  
**"THAT the letter from UBCM regarding funding for Heat Event Vulnerable Population Response be received for information."**

## 9. NEW BUSINESS

- 9.1 Thank You Card from the Chase Creekside Seniors Pages 54-55  
Recommendation:  
**"THAT the thank you card from the Chase Creekside Seniors be received as information."**
- 9.2 Request from Creekside Seniors – Grant Application Support Page 56  
Recommendation:  
**"THAT the Village of Chase agree to be the recipient of funds (the Qualified Donee) to be dispersed to the Creekside Seniors should they be successful in their grant application to the BC Interior Community Foundation to install a ramp off their back deck and upgrade the door from the kitchen to the deck."**

9.3 Draft Letter to 3 Neighbouring First Nations regarding Reconciliation Project Page 57

Council passed a resolution during its September 20, 2022 Special Meeting directing Administration to draft a letter to Neskonlith, Adams Lake and Little Shuswap Lake Chiefs and Councils regarding a joint project promoting reconciliation, clarifying the current misunderstanding that a project has not yet been decided upon and that the proposed project should be further discussed at a future meeting of the 3 Bands' leadership and the Village of Chase.

Recommendation:

**"THAT Council approve the letter to Neskonlith, Adams Lake and Little Shuswap Lake Chiefs and Councils as presented."**

**10. NOTICE OF MOTION**

**11. IN CAMERA**

Recommendation:

**"THAT Council recess to an In Camera meeting pursuant to Section 90 (1) (d) the security of the property of the municipality; and Section 90 (1) (e) the acquisition, disposition or expropriation of land or improvements."**

**12. RELEASE OF IN CAMERA ITEMS**

None

**13. ADJOURNMENT**

Resolution:

**"THAT the September 27, 2022 Village of Chase Regular Council meeting be adjourned."**



## MINUTES

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

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

**Regrets:** Councillor Ali Maki

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

Public Participants: 27 in-person, 2 virtually

### 1. CALL TO ORDER

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

### 2. ADOPTION OF AGENDA

Moved by Councillor Torbohm

Seconded by Councillor Scott

**"THAT the September 6, 2022 Village of Chase Regular Council meeting agenda be adopted."**

**CARRIED**  
**#2022/09/06\_001**

### 3. ADOPTION OF MINUTES

#### 3.1 Minutes of the Regular Meeting held August 9, 2022

Moved by Councillor Torbohm

Seconded by Councillor Lauzon

**"THAT the minutes of the Regular meeting of August 9, 2022 be adopted as presented."**

**CARRIED**  
**#2022/09/06\_002**

### 4. PUBLIC HEARINGS

None

### 5. PUBLIC INPUT ON CURRENT AGENDA ITEMS

Beverley Murphy of 702 Hysop Road spoke briefly about public and personal safety concerns involving the public lake access on Hysop Road.

James Mintz of 815 Okanagan Avenue spoke about the urgency of climate change and the importance of declaring a climate emergency.

## 6. DELEGATIONS

### 6.1 Beverley Murphy, Hysop Road Lake Access

Beverley Murphy of 702 Hysop Road spoke about Hysop Road lake access and presented a petition from local residents regarding remedial action to address safety concerns involving vehicle traffic on the right of way.

Bill McPherson of 802 Hysop Road spoke about ongoing issues with the right-of-way and urged Council to reconsider a series of improvements that were originally proposed in 2015.

Christine Jackson of 718 Hysop Road described negative experiences from heavy duty equipment and numerous boat trailers and expressed that the activities have created safety concerns and ongoing disturbances in the area. She urged Council to take back the right-of-way.

## 7. REPORTS

None

## 8. UNFINISHED BUSINESS

### 8.1 Property Maintenance Amendment Bylaw No. 916-2022

Moved by Councillor Torbohm

Seconded by Councillor Scott

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

**CARRIED**

**#2022/09/06\_003**

### 8.2 Development Variance Permit, 424 Bay Street

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**

**#2022/09/06\_004**

### 8.3 Zoning Amendment Bylaw Application and Development Variance Permit Application for 230/234/238 Aylmer Road

Moved by Councillor Scott

Seconded by Councillor Torbohm

**“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.”**

**CARRIED**

**#2022/09/06\_005**

**“THAT Administration prepare amendments to the Village of Chase Zoning Bylaw for Council’s consideration that would allow additional shipping containers to be placed on the property at 230/234/238 Aylmer Road.”**

**CARRIED**

**#2022/09/06\_006**

8.4 Zoning Amendment Bylaw No. 892-2022 – Backyard Hens

Moved by Councillor Lauzon

Seconded by Councillor Scott

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

**CARRIED**

**#2022/09/06\_007**

Moved by Councillor Torbohm

Seconded by Mayor Crowe

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

**CARRIED**

**#2022/09/06\_008**

Moved by Mayor Crowe

Seconded by Councillor Lauzon

**“THAT the Village of Chase Zoning Amendment Bylaw No. 892-2022 be submitted to a Public Hearing.”**

**CARRIED**

**#2022/09/06\_009**

8.5 Sign Regulations Amendment Bylaw No. 920-2022

Moved by Councillor Torbohm

Seconded by Councillor Lauzon

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

**CARRIED**

**#2022/09/06\_010**

Moved by Councillor Scott

Seconded by Mayor Crowe

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

**CARRIED**

**#2022/09/06\_011**

Moved by Councillor Torbohm

Seconded by Councillor Lauzon

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

**CARRIED**

**#2022/09/06\_012**

8.6 Letter from Len McLean regarding Evacuation Plan

Len McLean of (address) expressed his concern for the Village’s emergency preparedness and suggested that Council consider hiring an Emergency Coordinator to implement the Emergency Procedure Plan and provide ongoing support for emergency operations.

8.7 Dave Smith, Letter Requesting Emergency Coordinator

Moved by Mayor Crowe

Seconded by Councillor Scott

**“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.”**

**CARRIED**

**#2022/09/06\_013**

## 9. NEW BUSINESS

### 9.1 Development Variance Permit, 21-235 Aylmer Road

Moved by Councillor Lauzon

Seconded by Councillor Scott

Recommendation:

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

**CARRIED  
#2022/09/06\_014**

### 9.2 Temporary Use Permit, 425 Cottonwood Street

Moved by Councillor Torbohm

Seconded by Mayor Crowe

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.”**

**CARRIED  
#2022/09/06\_015**

Note: Councillor Lauzon recused herself for Items 9.3 and 9.4 due to a her membership on the Fire Department as a potential conflict of interest or perception of bias.

### 9.3 Municipal Finance Authority Borrowing for Fire Truck

Moved by Mayor Crowe

Seconded by Councillor Torbohm

Recommendation:

**“THAT Council authorizes \$250,000 to be borrowed, under Section 175 of the *Community Charter*, from the Municipal Finance Authority, for the purpose of purchasing a fire truck from Fort Garry Fire Trucks Ltd. as per the February 2, 2021 report to Council.”**

**CARRIED  
#2022/09/06\_016**

### 9.4 Fire Department Bylaw - Amendments

Moved by Councillor Scott

Seconded by Councillor Torbohm

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.”**

**CARRIED  
#2022/09/06\_017**

Note: Councillor Lauzon returned to the meeting at 4:55 pm.



9.5 BC Crisis Line Network – Request for Support – UBCM Resolution

Moved by Mayor Crowe

Seconded by Councillor Torbohm

Recommendation:

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

**CARRIED**  
**#2022/09/06\_018**

**10. NOTICE OF MOTION**

10.1 Declaration of Climate Emergency

Moved by Councillor Lauzon

Seconded by Mayor Crowe

Recommendation:

**“THAT the Village of Chase declare a climate emergency.”**

**CARRIED**  
**#2022/09/06\_019**

**11. IN CAMERA**

None

**12. RELEASE OF IN CAMERA ITEMS**

None

Council considered a motion regarding the previous delegation's presentation.

**\*6. DELEGATIONS**

6.1 Beverley Murphy, Hysop Road Lake Access

Moved by Mayor Crowe

Seconded by Councillor Lauzon

**“THAT Administration be directed to collect further information regarding Hysop Road Lake Access and bring a report back to Council for consideration.”**

**CARRIED**  
**#2022/09/06\_020**

**13. ADJOURNMENT**

Moved by Mayor Crowe

Seconded by Councillor Scott

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

**CARRIED**  
**#2022/09/06\_021**

The meeting concluded at 5:10 p.m.

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Rod Crowe, Mayor

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Sean O'Flaherty, Corporate Officer



## **MINUTES**

of the Special Meeting of the Council of the Village of Chase  
held at the Community Hall at 547 Shuswap Avenue, and via Zoom  
on Tuesday, September 20, 2022 at 5:00 p.m.

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

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

Public Participants: 6 in-person, 2 virtually

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

Mayor Crowe called the meeting to order at 5:00 pm.

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

Mayor Crowe noted that Item 9.1 as it is written is being deleted, and replaced with,  
"Opportunity for members of Council who attended the 3 band/VoC meeting in July to  
report back to those members of Council that were not in attendance."

Also Mayor Crowe noted that he will give the public an opportunity to speak after  
Item 9.1.

Moved by Councillor Scott  
Seconded by Councillor Maki

**"THAT the September 20, 2022 Village of Chase Special Council meeting agenda  
be adopted as amended to delete Item 9.1 as it is stated on the agenda and  
replace Item 9.1 with, "An update from the 3 Band/Village of Chase meeting that  
took place on July 25, 2022 for those Council members that did not attend".**

**CARRIED**  
**#2022/09/20\_001**

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

None

### **4. PUBLIC HEARINGS**

None

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

This item will be considered after Item 9.1 as Item 10.

### **6. DELEGATIONS**

None

### **7. REPORTS**

None

## 8. UNFINISHED BUSINESS

None

## 9. NEW BUSINESS

### 9.1 July 25, 2022 Meeting with Neskonlith, Adams Lake and Little Shuswap Lake Chiefs and Councils and Village of Chase Council Member

Mayor Crowe noted that a meeting was held with the 3 Bands and Council members (Mayor Crowe, Councillors Lauzon and Scott and the CAO) were in attendance. Maybe different items were discussed including the opioid crisis and other matters that affect all of our communities. I will now ask Councillor Lauzon to speak to this matter.

Councillor Lauzon noted that:

- An idea was brought forward amongst our Council at a former discussion regarding an “Every Child Matters” project
- At the July 25, 2022 meeting the idea of an Every Child Matters project in Chase, with all four communities coming together by contributing to such a project would show collaboration amongst all our communities and show that the Village of Chase supports our local First Nations neighbours by an act of reconciliation
- Some ideas that were brought up at the July 25, 2022 joint meeting included a crosswalk, a mural, banners, a project (such as mural) with a QR code that tells the story of the project
- We were set to discuss this issue further at the September 2, 2022 joint meeting, however that meeting was cancelled due to a death in one of the communities
- Some of the members of one of the local Nations leadership perhaps misunderstood that the issue had not been fully decided, and they contacted the Village to commit funds towards a crosswalk project which as noted already has not been confirmed

It was further noted by members of Council that a crosswalk would not be suitable as a project due to ongoing costs, and that a mural, banner or some other project would be more appropriate.

Moved by Councillor Lauzon

Seconded by Councillor Maki

**“THAT Council direct Administration to draft a letter to Neskonlith, Adams Lake and Little Shuswap Lake Chiefs and Councils regarding a joint project promoting reconciliation, clarifying the current misunderstanding that a project has not yet been decided upon, AND;**

**THAT the proposed project should be further discussed at a future meeting of the 3 Bands’ leadership and the Village of Chase Council; AND**

**THAT the draft letter be reviewed by Council prior to distribution; AND**

**THAT the Village of Chase raise the “Every Child Matters” flag on the Village Office’s flag pole on September 29, 2022 to pay tribute to the National Day of Truth and Reconciliation on September 30, 2022.”**

**CARRIED**  
**#2022/09/20\_002**

Moved by Councillor Scott  
Seconded by Councillor Maki

**“THAT Council defer a decision regarding a potential joint project with Neskonlith, Adams Lake and Little Shuswap Lake Chiefs and Councils promoting reconciliation until consideration by the incoming Village of Chase Council and further discussion with the 3 Bands.”**

**CARRIED**  
**#2022/09/20\_003**

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

Krystal Luluha of 5958 Waterfront Lane noted that she recently spent time in Nelson, BC and they have a number of murals that really showcase the community and its history, and are painted by local artists. Additionally, the project does not have to be funded solely by the taxpayers.

Carolyn Parks-Mintz of 813 Okanagan Avenue stated the importance of inclusiveness in any project relating to reconciliation. Crosswalks can be expensive and murals or some other type of project is a great idea.

Sandra Welton of 6377 VLA Road asked what the costs to upkeep a crosswalk might be. If an Every Child Matters crosswalk were done in Chase, Council would need to consider a Pride crosswalk as well.

It was noted that a crosswalk would require regular maintenance which would entail the cost of paint and the labour to have the paint refreshed, and as well a crosswalk would need to be installed in an appropriate location that ensured safety for vehicles and pedestrians.

## **11. NOTICE OF MOTION**

None

## **12. IN CAMERA**

None

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

None

**14. ADJOURNMENT**

Moved by Councillor Scott

Seconded by Councillor Maki

**“THAT the September 20, 2022 Village of Chase Regular Council meeting be  
adjourned.”**

**CARRIED  
#2022/09/20\_004**

The meeting concluded at 5:26 p.m.

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Rod Crowe, Mayor

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Sean O’Flaherty, Corporate Officer



## **VILLAGE OF CHASE AGENDA**

**PUBLIC HEARING  
September 27, 2022 at 4:00 p.m.  
Village of Chase Community Hall  
at 547 Shuswap Avenue**

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1. Call to Order
2. Opening Statement
3. Introduction of Official Community Plan Amendment Bylaw No. 915-2022
4. Public Input

Written submissions received for all bylaws in this Public Hearing are available at this meeting for public viewing and may also be viewed during regular office hours.

- Official Community Plan Amendment Bylaw No. 915-2022
- Staff Report – Report to be provided by the Corporate Officer

5. Introduction of Zoning Amendment Bylaw No. 917-2022
6. Public Input

Written submissions received for all bylaws in this Public Hearing are available at this meeting for public viewing and may also be viewed during regular office hours.

- Zoning Amendment Bylaw No. 917-2022
- Staff Report – Report to be provided by the Corporate Officer

7. Adjournment

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

A Bylaw to Amend the Official Community Plan Bylaw

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

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

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

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

READ A FIRST TIME THIS 9<sup>th</sup> DAY OF **AUGUST, 2022**

READ A SECOND TIME THIS 9<sup>th</sup> DAY OF **AUGUST, 2022**

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

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

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

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Rod Crowe, Mayor

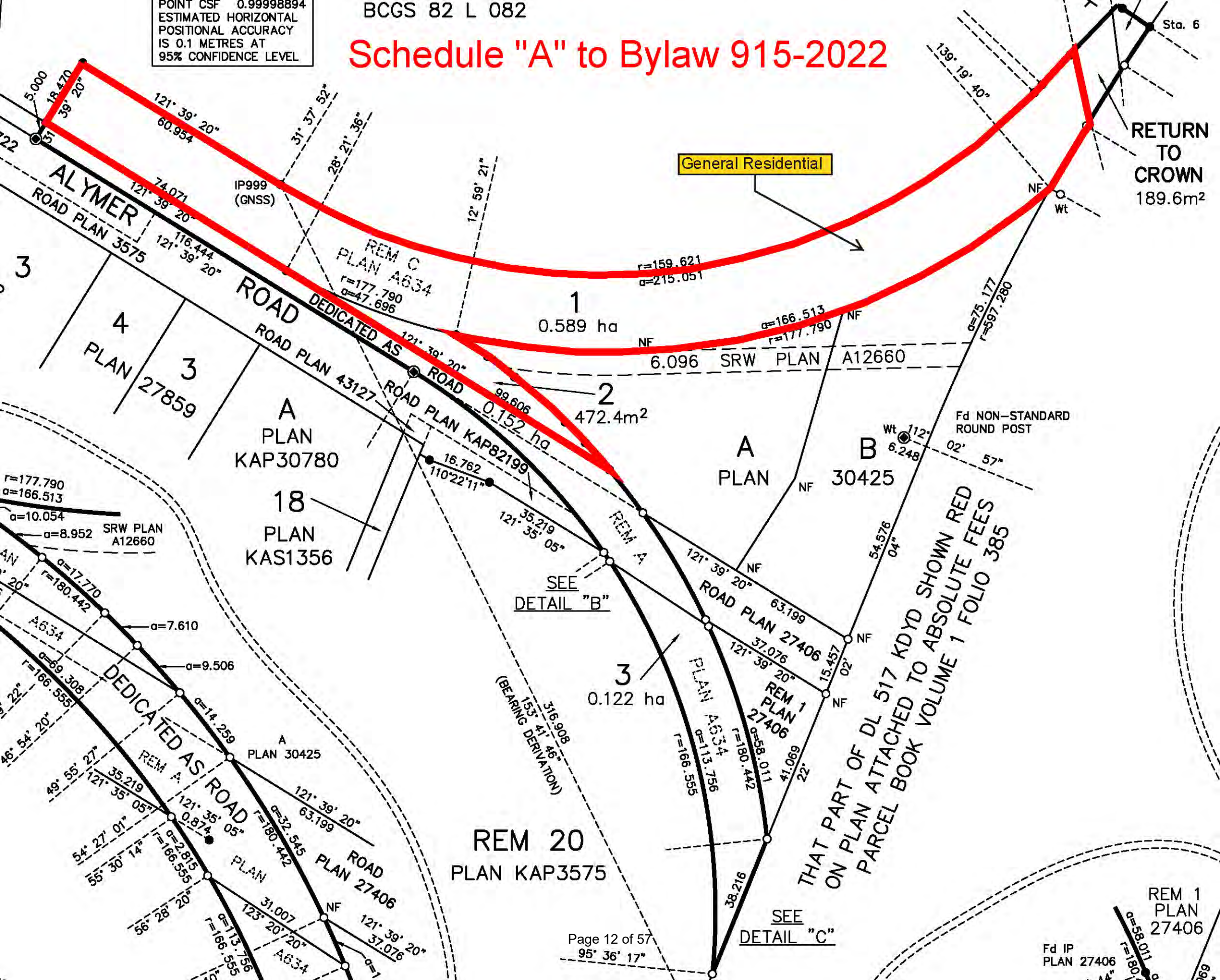
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Sean O'Flaherty, Corporate Officer



POINT CSF 0.99998894  
ESTIMATED HORIZONTAL  
POSITIONAL ACCURACY  
IS 0.1 METRES AT  
95% CONFIDENCE LEVEL

BCGS 82 L 082  
**Schedule "A" to Bylaw 915-2022**



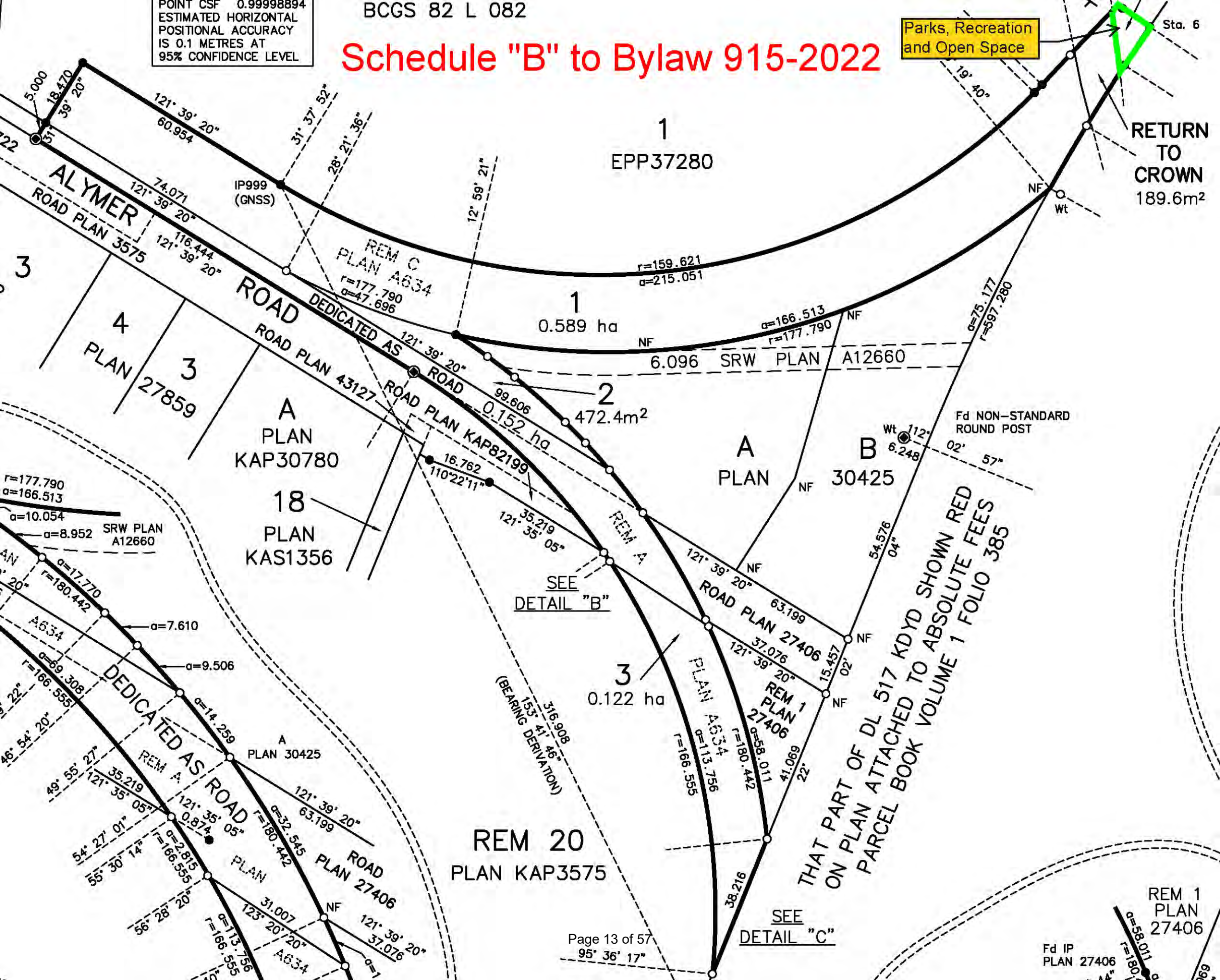


POINT CSF 0.99998894  
ESTIMATED HORIZONTAL  
POSITIONAL ACCURACY  
IS 0.1 METRES AT  
95% CONFIDENCE LEVEL

BCGS 82 L 082

# Schedule "B" to Bylaw 915-2022

Parks, Recreation  
and Open Space



RETURN  
TO  
CROWN  
189.6m<sup>2</sup>

THAT PART OF DL 517 KDYD SHOWN RED  
ON PLAN ATTACHED TO ABSOLUTE FEES  
PARCEL BOOK VOLUME 1 FOLIO 385

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

6. Section 4.10.2 is hereby replaced with:

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

7. Section 4.10.3 is hereby replaced with:

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

READ A FIRST TIME THIS 9<sup>th</sup> DAY OF **AUGUST, 2022**

READ A SECOND TIME THIS 9<sup>th</sup> DAY OF **AUGUST, 2022**

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. 916-2022**

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

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**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 6th DAY OF SEPTEMBER

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 6TH DAY OF SEPTEMBER

READ A SECOND TIME THIS 6TH DAY OF SEPTEMBER

READ A THIRD TIME THIS 6TH DAY OF SEPTEMBER

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:** 19 September 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 use, 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 allowable number of children from 13 to 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:

- Temporary Use Permit #2-2022
- Section 493 of the *Local Government Act*
- Section 22 of the Village's OCP
- Home Occupation regulations

## **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 written responses have been received from affected property owners.

In addition, a referral was sent to the Fire Chief, who indicated that his interests are unaffected by the application.

## **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.

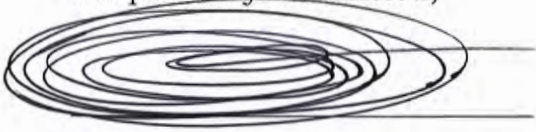
The use of land is regulated by the Village's Zoning Bylaw #683, and the Official Community Plan (OCP). The proposed use of the land is not consistent with Chase's OCP, nor the Zoning bylaw.

Please recall that the initial term can be up to three (3) years, and be renewed only once by Council for up to an additional 3 years.

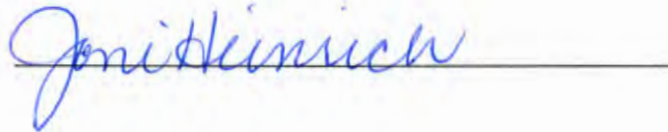
**RECOMMENDATION**

**"THAT Temporary Use Permit #2-2022 be issued for an initial two (2) year period."**

Respectfully submitted,



Approved for Council Consideration by CAO





#### 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



0.1 0 0.03 0.1

1: 1,128

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

Kilometers

November 1, 2021

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.

Author:



**VILLAGE OF CHASE**

**TEMPORARY USE PERMIT NO. 2 - 2022**

---

AUTHORIZING RESOLUTION OF THE VILLAGE COUNCIL PASSED AT ITS REGULAR MEETING ON THE \_\_ DAY OF \_\_, **2022**

1.0 LEGAL DESCRIPTION LOT 2 DISTRICT LOT 517 KAMLOOPS  
DIVISION YALE DISTRICT  
PLAN 17158, PID 008-446-334

& CIVIC ADDRESS 425 Cottonwood Street, Chase, BC

2.0 HOLDER & ADDRESS D'Arcy and Tina Smith  
1206 Okanagan Ave.  
PO Box 1011  
Chase, BC  
V0E 1M0

3.0 PERMITTED USE TO BE ADDED:

3.1 **PERMITTED USE**

The following temporary use and no other use not already permitted in the R-1 zone is permitted:

- Community care facility including daycare

4.0 CONDITIONS OF PERMIT

4.1 This Temporary Use Permit is issued subject to all of the Bylaws of the Village of Chase applicable thereto, except as may be specifically varied or supplemented by this Permit.

If the Village considers that:

- (a) a condition of the Permit or of any applicable Village Bylaw has not been satisfied or is not being adhered to, or
- (b) an unsafe condition has resulted as a consequence of contravention of a Village Bylaw or Provincial law, the Village may:
  - (i) undertake, at the expense of the holder of the permit, the works, construction or other activities required to satisfy the condition or correct the unsafe condition.

5.0 SECURITY REQUIRED: \_\_\_\_\_ YES \_\_\_\_X\_\_\_\_ NO

6.0 GENERAL NOTES:

6.1 This Permit applies to and only to those lands within the Village of Chase described in 1.0 above for a period of \_\_\_ from the date of approval.

6.2 This Permit is not a Building Permit.

6.3 If any of the conditions of this Permit as noted in Section 4.0 are not complied with, Council may, by resolution, rescind the Permit after providing the holder of the Permit with a minimum of one week's written notice of their intention to do so and providing the Permit holder the opportunity to address Council on the matter before a final decision is made.

7.0 APPROVAL REQUIRED BY MINISTRY OF TRANSPORTATION AND INFRASTRUCTURE:

\_\_\_\_\_ YES      X   NO

8.0 THIS PERMIT EXPIRES ON THE \_\_\_ DAY OF     , 2024

APPROVED BY VILLAGE COUNCIL ON THE \_\_\_ DAY OF     , 2022

SIGNED AT THE VILLAGE OFFICE THE \_\_\_ DAY OF     , 2022

---

Sean O'Flaherty,  
Corporate Officer

**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 unilluminated nameplate not exceeding 0.28 m.<sup>2</sup> (3.0 ft.<sup>2</sup>) 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:** Director of Corporate Operations  
**DATE:** 21 September 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. Authorize issuance of Development Variance Permit #2-2022.**
- 2. Deny issuance of the permit**

### BACKGROUND

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 m<sup>2</sup>** according to the zoning bylaw, and the application requests a variance to allow the accessory building to be **89.3 m<sup>2</sup>**.

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

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

### DISCUSSION

Attached to this report are:

- DVP #2-2022
- Site Plan for 424 Bay St.



## 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 written responses were received from affected property owners.

In addition, a referral was sent to the Fire Chief, who indicated that their interests are unaffected.

## 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, and whether or not granting the variance will set a precedent.

## 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





## VILLAGE OF CHASE

### Development Variance Permit No. 2-2022

Authorizing resolution of the Council of the Village of Chase passed at its Regular Meeting on the \_\_\_\_ Day of \_\_\_\_, 2022.

- 1.0 LEGAL DESCRIPTION  
**LOT A DISTRICT LOT 517 KAMLOOPS DIVISION YALE DISTRICT PLAN 29747  
PID 004-186-605**

CIVIC ADDRESS  
**424 Bay Street  
Chase, BC**

- 2.0 HOLDER & ADDRESS  
**GIBBINS, DAVID A  
PO Box 682  
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 floor area for accessory use building 65 m<sup>2</sup>  
Minimum setback from the front parcel line is 6.0m  
Maximum height of an accessory building is 5.0m**

Variance to Regulations

Section 6.14 is hereby varied to allow an increase to the maximum floor area of an accessory use building from **65 m<sup>2</sup>** to **89.3 m<sup>2</sup>**.

Section 6.14 is hereby varied to allow a reduction of the front parcel setback from **6.0m** to **4.5 m**.

Section 6.14 is hereby varied to allow an increase to the maximum height of an accessory building **5.0 m** to **7.1m**.

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 \_\_\_\_\_, **2022**.



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

424 BAY STREET,  
CHASE, B.C.

LOT A PLAN KAP29747 DL S17 LD 25  
PID: 004-186-605

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

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

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

1. ACCESSORY BUILDING SIZE = 178m<sup>2</sup>
2. FRONT SETBACK, SOUTHEAST CORNER, 4.5m  
TO ACCESSORY BUILDING
3. ACCESSORY BUILDING HEIGHT = 7.1m

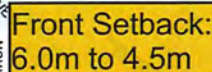


Diagram illustrating the cross-section of a driveway structure. The diagram shows the ground floor level (ELEV: 100.31m) and the garage slab level (ELEV: 100.00m). The existing driveway is shown as a dashed line. The structure includes a 2FT CRAWLSPACE and FILL REQUIRED. The datum is 98.000. The existing edge of pavement and curb are also indicated.

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

SECTION A-A  
SCALE: 1:200

SITE PLAN PLAN  
SCALE: 1:200

CONTOURS SHOWN AT 0.25m  
INTERVALS

1	as	as	AS	K
Ref	Date	Description	Drawn	As

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

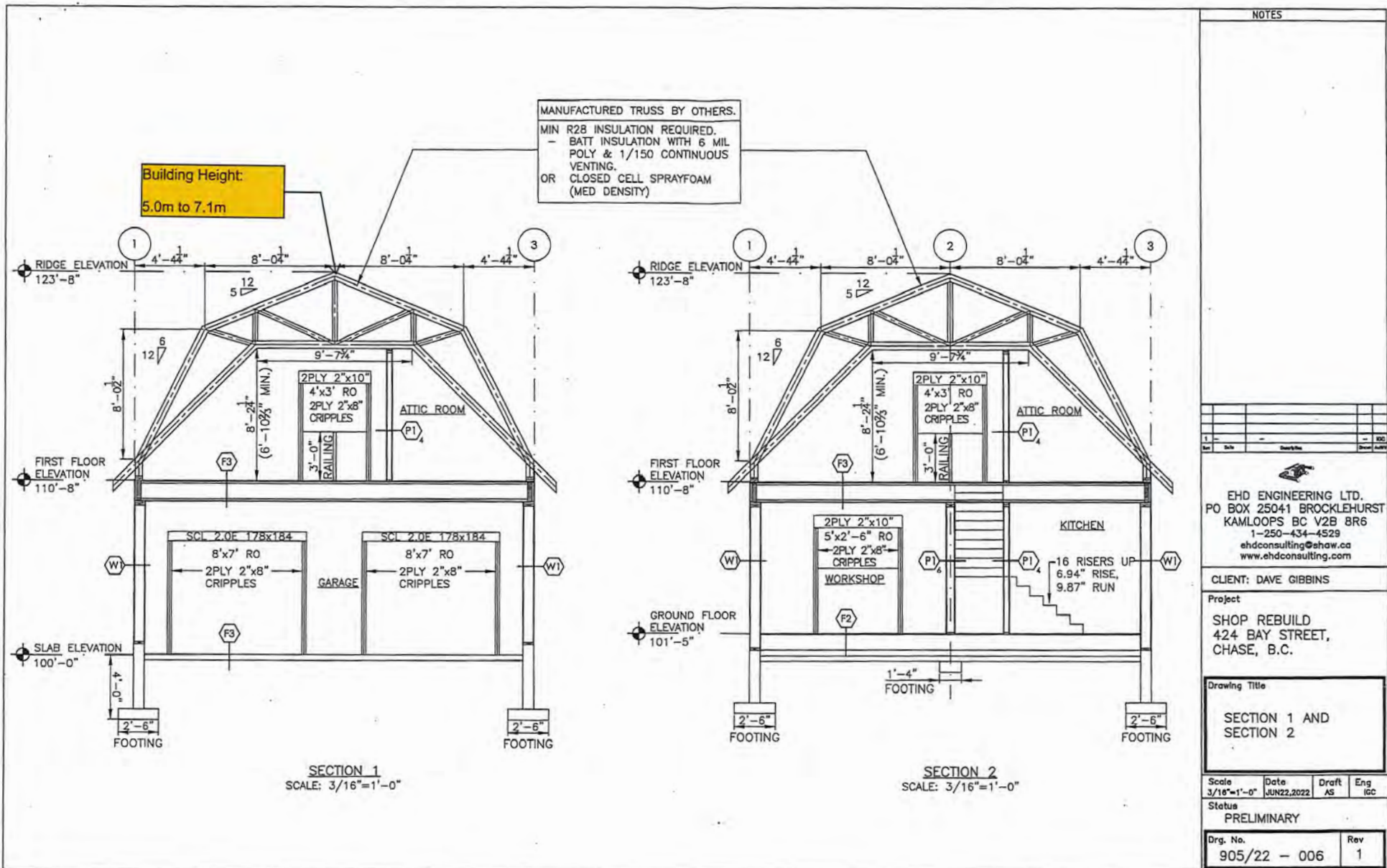
Drawing Title

### SITE PLAN

Scale 1/8"=1'-0"	Date JUL19,2022	Draft AS	Eng IGC
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Status	PRELIMINARY
--------	-------------

Drg. No.	Rev
905/22 - 001	1







## **VILLAGE OF CHASE Administrative Report**

**TO:** Mayor and Council  
**FROM:** Director of Corporate Operations  
**DATE:** 16 September 2022  
**RE:** Development Variance Permit DVP #3-2022, 918 Sicamous Avenue

---

### **ISSUE/PURPOSE**

To obtain Council's approval for a Development Variance Permit which varies the parcel line setback, and the rear yard fence height.

### **OPTIONS**

- 1. Authorize issuance of Development Variance Permit #3-2022.**
- 2. Deny issuance of the permit**

### **BACKGROUND**

The applicant, owner of the property at 918 Sicamous Avenue has applied to vary the front parcel line setback distance. The front parcel setback is tied to their 2019 Council-approved Development Permit and will require a setback relaxation to allow for the addition. Furthermore, the applicant wishes to install a fence along the rear parcel line higher than what is permitted in the Zoning Bylaw. Council accepted the application and directed staff to proceed with the referral process at the August 9, 2022 Regular meeting.

### **DISCUSSION**

Zoning regulations including prescribed setbacks are meant to retain order and consistency. Regulations are intended to reflect what's in the best interest of the overall community, and contains a set of rules (such as setbacks) that apply to everyone. And while Council has the utmost discretion in considering applications to vary certain requirements of zoning bylaws, variances should be reserved only for exceptional circumstances to avoid setting precedence, and to avoid undermining a consistent form and character within neighbourhoods. Otherwise, variances, or similarly spot zoning creates a patchwork of what's allowed, blurs the certainty of zoning regulations and becomes a tracking management issue.



Attached to this report are:

- DVP #3-2022
- Letter from nearby property owner

### **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, one written responses have been received from affected property owners.

In addition, a referral was sent to the Fire Chief, who indicated that their interests are unaffected.

### **FINANCIAL IMPLICATIONS**

None

### **POLICY IMPLICATIONS**

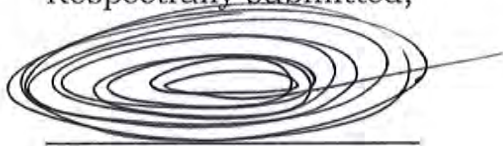
Pursuant to the provisions in the Local Government Act, a local government may, by resolution, issue a development variance permit, in respect of the land covered in the permit, the provisions of a bylaw that regulates Zoning. As a limit to Council's authority, the use or density of land cannot be varied. 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, and whether or not granting the variance will set a precedent.

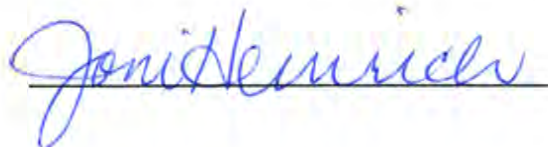
### **RECOMMENDATION**

**"THAT Development Variance Permit #3-2021 be issued."**

Respectfully submitted,



Approved for Council Consideration by CAO





## VILLAGE OF CHASE

### Development Variance Permit No. 3-2022

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Authorizing resolution of the Council of the Village of Chase passed at its Regular Meeting on the \_\_\_\_ Day of \_\_\_\_, **2022**.

- 1.0 LEGAL DESCRIPTION  
**BLOCK F DISTRICT LOT 517 KAMLOOPS DIVISION YALE DISTRICT PLAN KAP514  
PID 030-031-079**

CIVIC ADDRESS  
**918 Sicamous Ave  
Chase, BC**

- 2.0 HOLDER & ADDRESS  
**GARNEAU, RYAN W AND GARNEAU, ANDREA L  
19075 68B AVE  
SURREY BC  
V4N 5P5**

- 3.0 CONDITIONS TO BE VARIED OR SUPPLEMENTED:

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

4.10 Regulations

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

Variance

Section 4.10 is hereby varied to allow an increase to the maximum height of a fence from **2.0 m to 2.3m**.

- 3.2 Development Permit DP2019-2

DP2019-2 Requirements

The minimum setback from the front parcel line is 6.0m

Variance

The front parcel line setback is hereby varied from **6.0m to 4.3m**.

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 \_\_\_\_\_, **2022**.

## Sean O'Flaherty

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**From:** Doug rensaw <doug\_rensaw@yahoo.ca>  
**Sent:** Friday, August 19, 2022 1:23 PM  
**To:** Sean O'Flaherty  
**Subject:** Proposed Development Variance Permit No. 3-2022

Dear Mr. Sean O'Flaherty, Corporate Officer  
August 19, 2022

RE: PROPOSED DEVELOPMENT VARIANCE PERMIT NO. 3-2022  
FOR 918 SICAMOUS AVENUE, CHASE B.C.

A fence of 2.0 M is more than adequate for normal privacy and containment. Fences of even 2 meters height pose logistical issues as to the proper construction/support of same as history has shown. Without proper support the high fences vary out of plumb to the extent that they actually fall down causing visual and traffic problems and danger to the public. Moreover these situations are not tended to by the property owner in most cases causing frustration for the public. I DO NOT SUPPORT THE PROPOSED VARIANCE TO THE CURRENT 2 m. height of fencing.

The setback of 6 meters is very important to the current zoning and visual appearance of the neighbourhood. In some cases the closer setback may produce traffic issues by impeding the view by pedestrians and drivers. The property described although zoned c-2 is on a quiet street encompassing residential development. This should be respected. I DO NOT SUPPORT THE PROPOSED CHANGE TO THE FRONT SETBACK.

Aside Note: Far too often in Chase where the purchasers of property have done their due diligence by investigating the zoning and zoning bylaws in the area of their purchase have been violated as to their enjoyment of property and value of same by the varying of those Bylaws by the Village of Chase. Zoning IS sacrosanct and is certainly not there for the asking!! Please listen to these comments as I am certain they are shared by those who understand the ramifications of such policies.

Sincerely, Douglas Renshaw

Owner 941 Sicamous Avenue, Chase, B.C.



## VILLAGE OF CHASE Administrative Report

**TO:** Mayor and Council  
**FROM:** Director of Corporate Operations  
**DATE:** 16 September, 2022  
**RE:** Application to Vary Regulations of Village of Chase Zoning Bylaw 683-2006  
21-235 Aylmer Road

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### ISSUE/PURPOSE

To obtain Council's approval for a Development Variance Permit which varies development regulations.

### OPTIONS

- 1. Authorize issuance of Development Variance Permit #4-2022.**
- 2. Deny issuance of the permit**

### BACKGROUND

The applicant, owner of the property at 15-235 Aylmer Road, has applied to vary the front parcel line setback.

#### Setbacks:

There are times when a proposed building location doesn't meet the minimum setback requirement for the property. This may be due to the shape of the property, natural features that are present on the site, or other reasons. The Village's zoning regulations can be varied to allow property owners to propose a different setback when there are exceptional conditions that affect the owner's ability to meet the minimum requirements.

In this case, the owner proposed the siting of a mobile home at exactly the minimum setbacks. Upon legal survey certification of the siting it was discovered that the front parcel line setback was violated when the cement foundation was mislocated for the home.

### DISCUSSION

This is an unusual 'stacked' variance situation where a variance has been previously issued on the same property and now an additional variance is requested.



Council should conclude that the variance is minor; that the variance does not result in the inappropriate development of the property, adversely affect the natural environment, substantially affect the use and enjoyment of adjacent land now and in the future. If Council should choose to deny issuance of the variance, the applicant will have to remove/relocate the cement foundation.

Attached to this report are:

- DVP #4-2022
- Site Plan for 21-235 Aylmer Road
- DVP #64-2012

### **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 written responses have been received from affected property owners.

In addition, a referral was sent to the Fire Chief, who indicated that his interests are unaffected by the application to vary setbacks.

### **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, and whether or not granting the variance will set a precedence.

### **RECOMMENDATION**

**"THAT Development Variance Permit #4-2022 be issued."**

Respectfully submitted,



Approved for Council Consideration by CAO

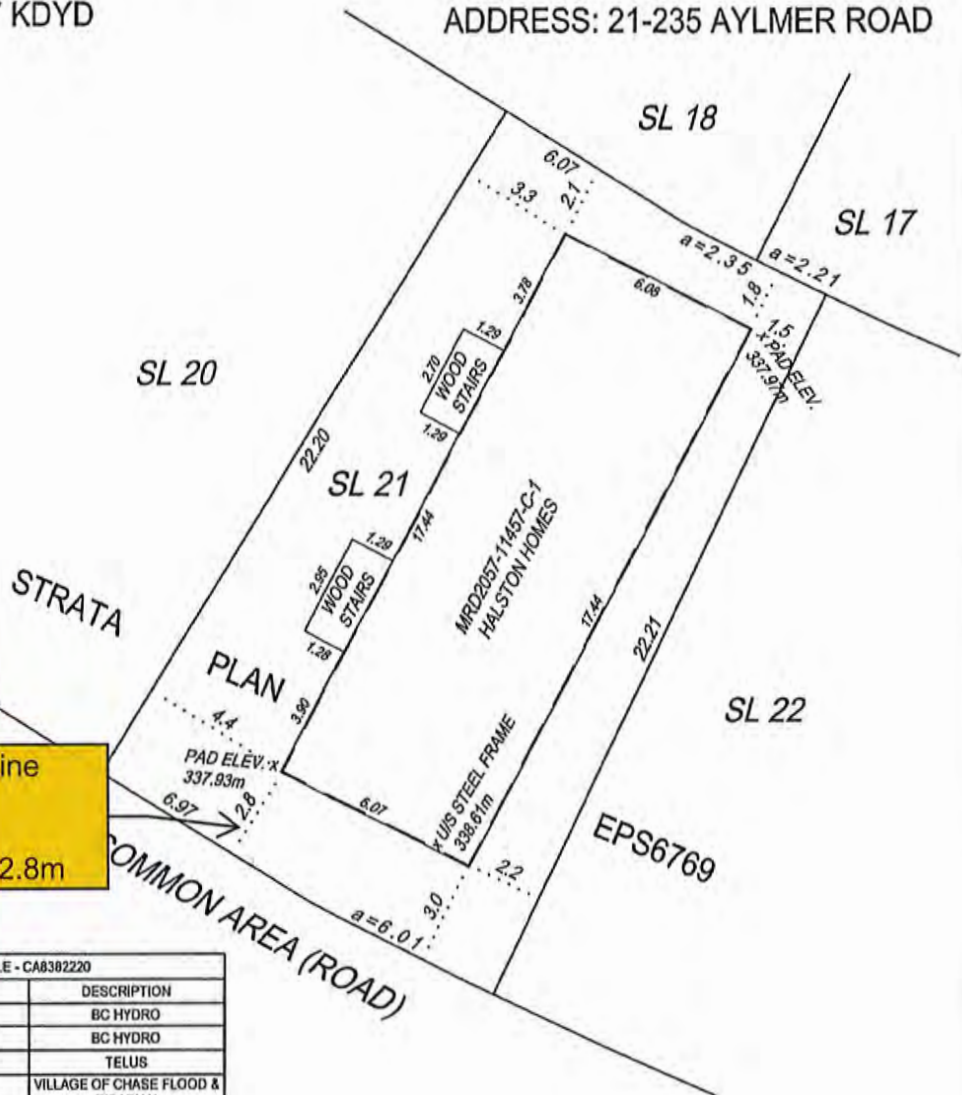


BRITISH COLUMBIA LAND SURVEYOR'S  
 CERTIFICATE OF LOCATION  
 STRATA LOT 21 DL 517 KDYD  
 PLAN EPS6769  
 PID: 031-176-216

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



Front Parcel Line  
 Setback:  
 From 6.0m to 2.8m



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	CA8382184	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 - (yyymmdd) 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 ©<sup>TL</sup>

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

### Development Variance Permit No. 4-2022

Authorizing resolution of the Council of the Village of Chase passed at its Regular Meeting on the \_\_\_\_ day of \_\_, 2022.

- 1.0 LEGAL DESCRIPTION  
**STRATA LOT 21 DISTRICT LOT 517 KAMLOOPS DIVISION YALE  
DISTRICT 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**

CIVIC ADDRESS  
**21-235 Aylmer Road  
Chase, BC**

- 2.0 HOLDER & ADDRESS  
**WARLO MORTGAGE INVESTMENT CORP.  
902-777 W. BROADWAY  
VANCOUVER, BC  
V5K 4J7**

- 3.0 CONDITIONS TO BE VARIED OR SUPPLEMENTED:

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

Regulations

6.45 Regulations for Setback

Minimum setback from a front parcel line	6.0m
<i>Development Variance Permit #64-2012</i>	<i>3.0m</i>

Variance to Regulations

Section 6.45 is hereby varied by way of development variance permit to allow:

a decrease to the minimum setback from a front parcel from 6.0m to 2.8m.



4.0 SECURITY REQUIRED:                    ☐ YES   ☒ 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   ☒ NO

Approved by Village of Chase Council on the \_\_\_\_ Day of \_\_\_\_ **2022**.

## VILLAGE OF CHASE

### DEVELOPMENT VARIANCE PERMIT NO. 2012 DVP 64

AUTHORIZING RESOLUTION OF THE VILLAGE COUNCIL PASSED AT ITS REGULAR MEETING ON THE 24<sup>th</sup> DAY OF APRIL, 2012

- 1.0 LEGAL DESCRIPTION                      That part of District Lot 517 shown on Plan 256;  
Kamloops Division Yale District except Plans  
B375 and A634 Reference Plan KAP37756,  
Parcel 'A'  
PID 004-031-610  
And that part of Lot A Plan 16303 lying west of  
Chase Creek which is attached to Parcel A.  
& CIVIC ADDRESS                      235 Aylmer Road
- 2.0 HOLDER & ADDRESS                      Whitfield Landing G.P. Inc. Ltd. No. BC0796297  
PO Box 11140  
2010-1055 West Georgia St.  
Vancouver, BC V6E 3P3
- 3.0 CONDITIONS TO BE VARIED OR SUPPLEMENTED:
- 3.1 Village of Chase Zoning Bylaw No. 683 and amendments thereto:
- (A) The principal and accessory use building setbacks in Section 6.31 are hereby varied to the following:
- \*Minimum setback of principal building from:
- |                           |        |
|---------------------------|--------|
| front parcel line         | 3 m.   |
| rear parcel line          | 1.5m.  |
| interior side parcel line | 1.5 m. |
| exterior side parcel line | 1.5 m. |
- \*Minimum setback of accessory use buildings from:
- |                           |        |
|---------------------------|--------|
| front parcel line         | 3m.    |
| rear parcel line          | 1.5m.  |
| interior side parcel line | 1.5 m. |
| exterior side parcel line | 1.5m.  |
- 4.0 SECURITY REQUIRED:                      \_\_\_\_\_ YES      X   NO

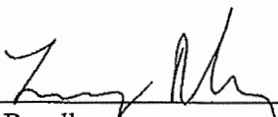
5.0 GENERAL NOTES:

- 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, and any and all buildings, structures and other development thereon.
- 5.3 This Permit is not a Building Permit.

6.0 APPROVAL REQUIRED BY MINISTRY OF TRANSPORTATION AND INFRASTRUCTURE:

\_\_\_\_\_ YES      X   NO

SIGNED AT THE VILLAGE OFFICE THIS 24<sup>th</sup> DAY OF APRIL, 2012.

  
\_\_\_\_\_  
L. Randle  
Corporate Officer



## VILLAGE OF CHASE Administrative Report

TO: Mayor and Council  
FROM: Director of Corporate Operations  
DATE: September 20, 2022  
RE: Development Variance Permit application for 230/234/238 Aylmer Road

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### ISSUE/PURPOSE

To obtain Council's authorization to proceed with the referral process for a development variance permit that varies zoning bylaw development regulations.

### OPTIONS

1. **Accept the draft Development Variance Permit, and authorize Administration to proceed with the required referral process.**
2. **Amend the draft Development Variance Permit to include a 50cm setback to allow for on-site drainage.**
3. **Do not proceed with a Development Variance Permit**

### 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 the business expand. There is a concurrent zoning bylaw amendment process before Council, and staff are drafting a zoning bylaw amendment.

At the September 6, 2022 Special meeting, Council resolved:

**"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."**

**CARRIED**

**#2022/09/06\_005**

A draft Permit has been drafted and is attached.



## **DISCUSSION**

The Permit would authorize past, current, and future developments on the property for:

- Storage and structures to be located within 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'

Furthermore, the Permit would remove the requirement to install a 2.5m solid fence.

The siting of approximately 10 existing shipping containers 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 and cannot be considered pre-existing, non-conforming, or commonly referred to as 'grandfathering'. Issuance of the Permit however, would legalize these past bylaw violations.

Council should be aware that placement of shipping containers, and other structures should not be placed or built against the property line unless a perimeter drainage system is installed and connected to the municipal storm system to carry away rainwater, snow melt, etcetera. One of the principles of building setbacks is to control water runoff from trespassing into/onto adjacent properties. A 50cm minimum setback is recommended in the absence of installing proper drainage. The subject property has an available municipal storm water connection that fronts their property on Aylmer Road.

Attached to this report are:

- DVP #5-2022

## **FINANCIAL IMPLICATIONS**

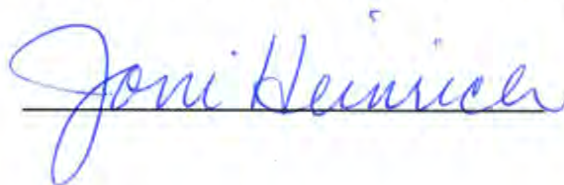
The \$500 fee has been waived by Council.

## **RECOMMENDATION**

**"Council direction is requested."**

Respectfully submitted,

Approved for Council Consideration by CAO



Variance:  
no requirement to  
install a 2.5m fence

Required Front Yard

Variance:  
the required front  
yard to now allow  
outdoor storage

Variance:  
rear parcel line  
setback reduced  
from 3.0m to 0.0m.  
0.0m setback is  
suitable with  
drainage system,  
and 0.5cm without

Variance:  
side parcel line  
setback reduced  
from 3.0m to 0.0m.  
0.0m setback is  
suitable with  
drainage system,  
and 0.5cm without





## VILLAGE OF CHASE

### Development Variance Permit No. 5-2022

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Authorizing resolution of the Council of the Village of Chase passed at its Regular Meeting on the \_\_ Day of \_\_, 2022.

1.0 LEGAL DESCRIPTION  
L A PL 33982 DL 517  
PID 003-039-218

L B PL 33982 DL 517  
PID 003-039-242

L 1 PL KAP52783 DL 517  
PID 018-856-195

CIVIC ADDRESS  
230, 234, 238 Aylmer Road  
Chase, BC

2.0 HOLDER & ADDRESS  
AM Repairs Ltd.  
113-455 VLA Road  
Chase, BC  
V0E 1M1

3.0 CONDITIONS TO BE VARIED OR SUPPLEMENTED:

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

6.82 Regulations

The minimum setback from the interior side parcel line is 3.0m.

Variance to Regulations

Section 6.82 is hereby varied by reducing the interior side parcel line setback to 0.0m.

6.82 Regulations

The minimum setback from the rear parcel line is 3.0m.

Variance to Regulations

Section 6.82 is hereby varied by reducing the rear parcel line setback to 0.0m.

6.83.2.a Regulations

On a parcel located in an area zoned as M-1, no outdoor storage is permitted within the required front yard.

Variance to Regulations

Section 6.83.2.a is hereby varied to permit outdoor storage within the required front yard.

6.83.2.b Regulations

On a parcel located in an area zoned as M-1, any part of a parcel used or intended to be used as an outdoor storage area shall be enclosed by screening consisting of a solid 2.5 metre high fence or wall.

Variance to Regulations

Section 6.83.2.b is hereby varied to remove the requirement to install a solid 2.5m high fence or wall

4.0 SECURITY REQUIRED: \_\_\_\_\_ YES ☒ 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 ☒ NO

Approved by Village of Chase Council on the \_\_\_ Day of \_\_\_, 2022.





**Chase and District Health  
Services Foundation**

*Improving Health  
Care for You*

Chase and District Health Services Foundation  
P.O. Box 1099,  
Chase, B.C.  
V0E 1M0

Mon. Sept. 19, 2022.

Hello Mr. Mayor and Chase Councillors and Staff;

The Chase & District Health Services Foundation made a motion at our last Board meeting whereby we ask the Village of Chase and the Chase Council to actively pursue an Emergency Coordinator position for our community of approx 2400 residents. Chase Emergency Plan needs a dedicated person, with the responsibility of overseeing and ensuring that TNRD Emergency Plan is translated / promoted, shared with Chase citizens, providing the connection at the local level with Emergency Services, BC Ministries, TNRD, Emergency Services, Municipal, area First Nations, VOYENT ALERT, melding them locally with the individual neighbourhood planning, connections with community groups, seniors and elders populations; someone who creates a Team of knowledgeable, resourceful, connected individuals who know about what to do in all local / regional Emergencies, especially in their area and region.

We believe that the benefits of having a position / contract person / Team responsible for our local Chase Emergency Plan would be similar to our having the Chase Health Centre resources available here locally. Like our local Health Care Services, this Emergency Coordinator position is a real must for our Chase residents.

Thank you for your attention and time. We must work together to ensure our Community of Chase has a local Emergency Plan in place and a local coordinator leading the way and helping residents and seniors during any Emergency in the Chase area.

Sincerely Yours

Dave Smith, Chair

**Chase + District Health Services Foundation:**

**Board of Directors:** Dave Smith, Len McLean, Sue Murray, Rollie Mockford, Chris Welch, Ellen Bovair-Jasman, Dr. Cornel Bernard, Zoey Bradshaw, Diane Tarry, Megan Stratikopoulos, Chase Council Liaison, Mayor Rod Crowe, Sue Lissel, Thompson Region Division of Family Practise.

To the Village of Chase Council  
and employees.

Chase Creekside Seniors are so  
grateful for your assistance  
and presentations of grants over  
the years.

These grants have greatly improved  
the safety and comfort of our  
citizens.

We look forward to working  
with you on future projects.

Thank you so very much!

Most sincerely from  
the members of Creekside Seniors

*Thank You*



Chase Creekside Seniors Organization  
542 Shuswap Avenue, Box 34  
Chase, B.C. V0E1M0

RECEIVED  
Village of Chase

SEP 22 2022

Original \_\_\_\_\_  
File \_\_\_\_\_  
Copy \_\_\_\_\_  
Filing \_\_\_\_\_

September 21, 2022

To the Village of Chase council,

Creekside Seniors will be applying for a grant from B.C. Interior Community Foundation for a ramp to be installed off of our back deck. We will include in this application the purchase of a new door from the kitchen to the deck, to bring it up to code.

We are in the process of getting quotes for this project. The grant application must be submitted by October 1, 2022.

We request the sponsorship of the Village as a Qualified Donee , as done in 2021 for our successful grant application.

Thank you for your consideration.

Ivan Hawley, President

per Billie Phillips, Treasurer



Billie's home phone ---250.679.8241  
email === billie\_bc@yahoo.com

Date

Kukpi7 Kenoras Duck-Chief and Councillors  
Kukpi7 Wilson and Councillors  
Kukpi7 Tomma and Councillors

Dear Kupa7s and Councillors:

At the July 25, 2022 joint meeting of Little Shuswap Lake Band, Neskonlith Indian Band, Adams Lake Indian Band and the Village of Chase, the idea of a joint project placed in Chase to honour reconciliation was discussed.

Several ideas were raised including an "Every Child Matters" crosswalk, and an "Every Child Matters" mural that could include a QR code that would provide the story for anyone wishing to know more about the importance of Truth and Reconciliation. Other ideas were also discussed at the July 25, 2022 meeting.

It was the Village of Chase's understanding that no one project was decided upon at the July 25, 2022 meeting. On August 4, 2022, Chase Administration was asked to provide costs of a crosswalk to the group members. The amounts were approximate. Providing this information did not mean to the Village that a crosswalk was the chosen project.

Village of Chase representatives were of the understanding that ideas for a project would be discussed again at the joint meeting that was scheduled for September 2, 2022. This meeting was cancelled due to an unfortunate circumstance. A subsequent meeting has not been scheduled.

Some of the Councils have already offered to make financial contributions to a project. The Village of Chase sincerely appreciates the willingness, commitment, and enthusiasm of all the communities to collaborate on a project, once the project is decided.

Village of Chase Council will be changing in the upcoming local government election. We hope that Neskonlith, Little Shuswap Lake and Adams Lake leaders will all consider meeting again with the new Village Council after November 1, 2022, to agree on a project that all communities can embrace to honour Truth and Reconciliation.

To recognize 2022 National Truth and Reconciliation Day, the Village of Chase will be raising an "Every Child Matters" flag at the Village Office on September 29, 2022.

Sincerely,  
**VILLAGE OF CHASE**

Mayor Crowe, Councillors Lauzon, Maki, Scott and Torbohm