



AGENDA

Regular Meeting of the Council of the Village of Chase
to be held at the Community Hall at 547 Shuswap Avenue, and via Zoom
on Tuesday, November 8, 2022 at 4:00 p.m.

Join the meeting from your computer, tablet or smartphone:

<https://us02web.zoom.us/j/89947900567?pwd=ZFJFcFNQbzdJSXBuQmhpY0NaN25jdz09>

Or join the meeting using your phone:

Dial: 1-778-907-2071

Meeting ID: 899 4790 0567

Passcode: 177054

1. CALL TO ORDER

2. ADOPTION OF AGENDA

Resolution:

“THAT the November 8, 2022 Village of Chase Regular Council meeting agenda be adopted as presented.”

3. ADOPTION OF MINUTES

3.1 Minutes of the Regular Meeting of Council held October 11, 2022 Pages 1-6

Resolution:

“THAT the minutes of the Regular Meeting of October 11, 2022, be adopted as presented.”

3.2 Minutes of the Public Hearing held October 11, 2022 Pages 7-8

Resolution:

“THAT the minutes of the Public Hearing of October 11, 2022, be adopted as presented.”

3.3 Minutes of the Special Meeting of Council held October 25, 2022 Pages 9-13

Resolution:

“THAT the minutes of the Special Meeting of October 25, 2022, be adopted as presented.”

4. PUBLIC HEARINGS

None

5. PUBLIC INPUT ON CURRENT AGENDA ITEMS

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

6. DELEGATIONS

None

7. REPORTS

a) Mayor and Council Reports

b) Staff Reports

Pages 14-20

8. UNFINISHED BUSINESS

- 8.1 Zoning Amendment Bylaw No. 892-2022 Pages 21-24

Recommendation(s):

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

“THAT the Zoning Amendment Bylaw No. 892-2022 be adopted.”

- 8.2 Municipal Ticket Information Amendment Bylaw No. 918-2022 Page 25

Recommendation:

“THAT the Municipal Ticket Information Amendment Bylaw No. 918-2022 be read a third time.”

- 8.3 Fees and Charges Amendment Bylaw No. 919-2022 Pages 26-27

Recommendation:

“THAT the Fees and Charges Amendment Bylaw No. 919-2022 be read a third time.”

- 8.4 Fire Department Establishment and Regulation Amendment Bylaw Pages 28-29

This bylaw was introduced at the September 6, 2022 Regular Meeting. The introductory report and bylaw are attached for Council’s information. The bylaw will return at the November 22, 2022 Regular Meeting.

Recommendation:

“THAT the Fire Department Establishment and Regulation Amendment Bylaw report be received for information.”

- 8.5 Zoning Amendment – Short Term Rental, 1106 Beach Place Page 30

This item previously appeared on the October 25, 2022 Special meeting of Council where Council accepted the application, and directed Administration to draft the bylaw that would permit the use on the property at 1106 Beach Place to include *short-term rentals*.

Recommendation(s):

“THAT the Zoning Amendment Bylaw No. 922-2022 be read a first time.”

“THAT the Zoning Amendment Bylaw No. 922-2022 be read a second time.”

“THAT the Zoning Amendment Bylaw No. 922-2022 be submitted to a Public Hearing.”

9. NEW BUSINESS

- 9.1 Zoning Amendment – Secondary Suite, 822 Hysop Road Pages 31-50

Administrative Report from the Director of Corporate Operations

Recommendation:

“THAT the zoning amendment application for 822 Hysop Road be accepted, and Administration be directed to process the application, and draft a zoning amendment bylaw.”

9.2 Zoning Amendment – Secondary Suite, 622 3rd Avenue

Pages 51-59

Administrative Report from the Director of Corporate Operations

Recommendation:

“THAT the zoning amendment application for 622 3rd Avenue be accepted, and Administration be directed to process the application, and draft a zoning amendment bylaw.”

9.3 Health Benefits for Elected Officials

10. NOTICE OF MOTION

11. IN CAMERA

None

12. RELEASE OF IN CAMERA ITEMS

13. ADJOURNMENT

Resolution:

“THAT the November 8, 2022 Village of Chase Regular Council meeting be adjourned.”



MINUTES

of the Regular Meeting of the Council of the Village of Chase
held at the Community Hall at 547 Shuswap Avenue, and via Zoom
on Tuesday, October 11, 2022 at 4:00 p.m.

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

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

Public Participants: 17 in-person, 4 via Zoom

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 October 11, 2022 Village of Chase Regular Council meeting agenda be adopted as presented."

CARRIED
#2022/10/11_001

3. ADOPTION OF MINUTES

3.1 Minutes of the Regular meeting of Council held September 27, 2022

Moved by Councillor Maki

Seconded by Councillor Lauzon

"THAT the minutes of the Regular meeting of September 27, 2022 be adopted as presented."

CARRIED
#2022/10/11_002

3.2 Minutes of the Public Hearing held September 27, 2022

Moved by Councillor Scott

Seconded by Councillor Maki

"THAT the minutes of the Public Hearing of September 27, 2022 be adopted as presented."

CARRIED
#2022/10/11_003

4. PUBLIC HEARINGS

Zoning Amendment Bylaw No. 892-2022

(Bylaw No. 892-2022 was given first and second readings at Council's September 6, 2022 Special Meeting.)

Refer to separate minutes for the Public Hearing.

Mayor Crowe reconvened the regular meeting at 4:11 p.m.

5. PUBLIC INPUT ON CURRENT AGENDA ITEMS

None

6. DELEGATIONS

None

7. REPORTS

a) Mayor and Council Reports

Councillor Lauzon

Sept. 28 Attended Chase Country Christmas Meeting

Sept. 28 Attended meet and greet at Adams Lake Indian Band Fire Department, appointment of new fire chief

Oct. 11 Attended event at Fire Hall to see arrival of new Fire Truck

Chase Fire Rescue is holding an Open House on October 15, 2022 as this week is fire prevention week.

The Chase Country Christmas committee will be meeting on October 19, 2022 at 6:00 p.m. at the Chase Visitors' Centre.

Councillor Scott

Sept. 29 Attended the Every Child Matters Walk Event hosted by Adams Lake Indian Band

Sept. 30 Attended Salute to the Sockeye opening ceremonies and represented the Village of Chase

Councillor Torbohm

Sept. 30 Attended Salute to the Sockeye opening ceremonies

Oct. 3 Attended the All Candidates Forum

Performed usual duties including reviewing agendas and answering queries from the public.

Councillor Maki

Sept. 29 Attended Every Child Matters walk hosted by Adams Lake Indian Band

Sept. 30 Attended Salute to the Sockeye opening ceremonies and participated in the Little Shuswap Lake Band event

Mayor Crowe

Oct. 6 Attended TNRD Board of Directors Regular Meeting

Oct. 6 Visited the Fire Department to examine new fire truck

Oct. 7 Attended TNRD Committee of the Whole Meeting

Oct. 11 Met new Fire Chief of the Adams Lake Indian Band

The Fire Chief provided a verbal report regarding fire, road rescue and first responder calls in August and September.

Administration was questioned as to the number of short-term rental properties within the Village. The Corporate Officer confirmed there is only one, however three applications for permits have recently been received by Administration.

Councillor Maki noted that the City of Enderby prohibits short-term rentals in light of the high demand for rental housing.

Moved by Councillor Maki

Seconded by Councillor Scott

“THAT Council direct Administration to prepare a report regarding short-term rentals in the Village as they relate to long-term rental accommodation.”

CARRIED

#2022/10/11_004

Moved by Councillor Crowe

Seconded by Councillor Scott

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

CARRIED

#2022/10/11_005

8. UNFINISHED BUSINESS

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

Moved by Councillor Torbohm

Seconded by Councillor Maki

“THAT the Village of Chase OCP Amendment Bylaw No. 915-2022 be adopted.”

CARRIED

#2022/10/11_006

8.2 Municipal Ticket Information Amendment Bylaw No. 918-2022

Moved by Councillor Maki

Seconded by Councillor Scott

“THAT the Municipal Ticket Information Amendment Bylaw No. 918-2022 be read a first time.”

CARRIED

#2022/10/11_007

Moved by Councillor Scott

Seconded by Councillor Maki

“THAT the Municipal Ticket Information Amendment Bylaw No. 918-2022 be read a second time.”

CARRIED

#2022/10/11_008

8.3 Fees and Charges Amendment Bylaw No. 919-2022

Moved by Councillor Torbohm

Seconded by Councillor Scott

"THAT the Fees and Charges Amendment Bylaw No. 919-2022 be read a first time."

**CARRIED
#2022/10/11_009**

Moved by Councillor Maki

Seconded by Councillor Lauzon

"THAT the Fees and Charges Amendment Bylaw No. 919-2022 be read a second time."

**CARRIED
#2022/10/11_010**

8.4 UBCM Funding for Evacuation Route Planning

Moved by Mayor Crowe

Seconded by Councillor Torbohm

"THAT the letter regarding funding for Evacuation Route Planning from the Community Emergency Preparedness Fund be received for information."

**CARRIED
#2022/10/11_011**

9. NEW BUSINESS

9.1 Youth Parliament of British Columbia

Moved by Councillor Scott

Seconded by Councillor Maki

"THAT the letter regarding the Youth Parliament for 2022/2023 be received for information and program details be posted on the Village's Facebook page."

**CARRIED
#2022/10/11_012**

9.2 Report on Hysop Road Lake Access

Moved by Mayor Crowe

Seconded by Councillor Maki

"THAT the public access to the lake between 724 and 802 Hysop Road be improved by restricting access to the lake for trailered boats and providing a specific area closer to Hysop Road for parking of vehicles."

**CARRIED
#2022/10/11_013**

Moved by Councillor Scott

Seconded by Councillor Torbohm

"THAT the current trespass onto the public lake access by the property owner of 724 Hysop Road be rectified and that the property owner at 724 Hysop be required to access his property from Hysop Road and not the public lake access lands."

**CARRIED
#2022/10/11_014**

Moved by Councillor Scott
Seconded by Councillor Lauzon

"THAT the improvements to the Hysop Road public lake access lands in 2023 budget deliberations."

**CARRIED
#2022/10/11_015**

9.3 UBCM Funding – Fire Department

Note: Councillor Lauzon stated she was not going to leave the meeting but would not vote on this matter due to a her membership on the Fire Department.

Moved by Councillor Torbohm
Seconded by Councillor Scott

"THAT Village of Chase Council supports the current proposed application for funding to purchase air packs for Chase Fire Rescue; AND

THAT the Village will provide overall grant management should the application be successful."

**CARRIED
#2022/10/11_016**

9.4 Foster Family Month in British Columbia

Moved by Councillor Maki
Seconded by Councillor Lauzon

"THAT the letter regarding Foster Family Month in British Columbia be received for information."

**CARRIED
#2022/10/11_017**

10. NOTICE OF MOTION

None

11. OPPORTUNITY FOR PUBLIC TO SPEAK ON MUNICIPAL MATTERS

Rollie Mockford of 25-504 Pine Street expressed his appreciation for the work of the outgoing Council, acknowledged the contribution that Council members had made to the community and stated his preference of holding more in-person events.

David Lepsoe of 910 Paquette Road asked about the use of 'his' in the Hysop Road Lake Access resolution. The Chief Administrative Officer responded that the term 'his' was used because the property owner was a male and the decision of Council applies to any future owner of the property.

12. RELEASE OF IN CAMERA ITEMS

Mayor Crowe released Resolution #2022/09/27_IC003 to the public, which directs Administration to prepare the Village owned property at 607 3rd Avenue for disposition by completing the disposition process as per S. 26(3) of the *Community Charter*, completing the Development Variance Permit process to reduce the front parcel line setback from 6.0 metres to 4.0 metres, installing municipal water and sewer service

stubs to the property line, and advertising and disposing of the property through conventional methods.

Moved by Councillor Scott

Seconded by Councillor Lauzon

“THAT Council direct Administration to provide adjacent property owners with information about the disposition of the Village owned property at 607 3rd Avenue.”

**CARRIED
#2022/10/11_018**

13. IN CAMERA

Moved by Mayor Crowe

Seconded by Councillor Scott

“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.”

**CARRIED
#2022/10/11_019**

Mayor Crowe reconvened the regular meeting at 5:15 p.m.

14. ADJOURNMENT

Moved by Councillor Lauzon

Seconded by Councillor Maki

“THAT the October 11, 2022 Village of Chase Regular Council meeting be adjourned.”

**CARRIED
#2022/10/11_020**

The meeting concluded at 5:16 p.m.

Rod Crowe, Mayor

Sean O’Flaherty, Corporate Officer



VILLAGE OF CHASE MINUTES OF PUBLIC HEARING

October 11, 2022 at 4:00 p.m.
Village of Chase Community Hall
at 547 Shuswap Avenue

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

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

Public Participants: 21 (17 in-person, 4 virtually)

I. **Call to Order:**

Chair Crowe called to order the Public Hearing regarding Zoning Amendment Bylaw No. 892-2022 at 4:01 p.m.

II. **Opening Statement:**

Chair Crowe read the opening statement for the Public Hearing noting that all persons present who believe their interest in the property is affected shall be given an opportunity to be heard or present written submissions. No written submissions were received at this Public Hearing.

III. **Introduction of Zoning Amendment Bylaw No. 892-2022**

Chair Crowe asked the Corporate Officer to provide background information. The Corporate Officer introduced the bylaw and presented by PowerPoint. Some notable aspects of the bylaw included:

- *Zoning Amendment Bylaw No. 892-2022* sets out basic parameters for keeping backyard hens by adding definitions and a section to the general regulations of Zoning Bylaw No. 683-2006.

IV. **Public Input**

The Corporate Officer confirmed that all statutory public notifications occurred and that there were no submissions received.

Chair Crowe called a first time for public input.

Chair Crowe called a second time for public input.

Chair Crowe called a third and final time for public input.

Hearing no further input, Chair Crowe moved to the next item in the Public Hearing

VII. **Adjournment**

Moved by Councillor Scott

Seconded by Councillor Torbohm

**“THAT the input opportunity to hear from affected persons regarding Zoning
Amendment Bylaw No. 892-2022 be closed; AND,**

THAT the Public Hearing be adjourned.”

CARRIED

The Public Hearing was concluded at 4:10 p.m.



MINUTES

of the Regular Meeting of the Council of the Village of Chase
held at the Community Hall at 547 Shuswap Avenue, and via Zoom
on Tuesday, October 25, 2022 at 5:00 p.m.

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

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

Public Participants: 2 in-person, 3 via Zoom

1. CALL TO ORDER

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

2. ADOPTION OF AGENDA

Moved by Councillor Scott

Seconded by Councillor Torbohm

"THAT the October 25, 2022 Village of Chase Special Council meeting agenda be adopted as amended by correcting the resolution at Item 8.1 to read 'extended until September 30, 2023' not December 31, 2023."

CARRIED

#2022/10/25_001

Moved by Councillor Scott

Seconded by Councillor Lauzon

"THAT the minutes of the Special Meeting of Council held September 20, 2022 be amended to include the comments from Carolyn Parks-Mintz regarding her and Mr. James Mintz's support of an Every Child Matters project as well as an LGBTQ2S acknowledgement project."

CARRIED

#2022/10/25_002

3. ADOPTION OF MINUTES

None

4. PUBLIC HEARINGS

None

5. PUBLIC INPUT ON CURRENT AGENDA ITEMS

None

6. DELEGATIONS

None

7. REPORTS

a) Mayor and Council Reports

Councillor Lauzon

October 19 Attended the Chase Country Christmas planning meeting

Councillor Scott

No report

Councillor Torbohm

October 15 – Voted at Election – thanked the community for their support and looks forward to the challenges of the next four years.

October 16 Attended the Hysop Road Public Lake Access and noted it was all cleaned up.

October 17 – Attended Village Office and met with the CAO

October 18 – Participated in photo op with newly elected Council members

Regular duties including reviewing agendas and answering public enquiries.

Councillor Maki

October 20 – Attended volunteer appreciation for Salute to the Sockeye events

October 23 – Attended the closing ceremonies of the Salute to the Sockeye festival

There were over 200 volunteers at the closing ceremonies – each participant at the ceremonies was able to take part in the smudging of the 28-day sacred fire.

Mayor Crowe

No Report however Mayor Crowe congratulated David Lepsoe on a successful campaign, and also congratulated Councillor Torbohm, Jane Herman, Colin Connnett and Ron Harder for being elected to the next Council. He wished them all well for the next four years. He also thanked Administration for all their efforts over the last four years.

Moved by Councillor Lauzon

Seconded by Councillor Scott

“THAT Council receive the Mayor and Council reports as presented for information.”

CARRIED
#2022/10/25_003

8. UNFINISHED BUSINESS

8.1 Arena Partnering Agreement – Extension of Term

Moved by Councillor Torbohm

Seconded by Councillor Scott

“THAT the agreement between the Village of Chase and the Chase and District Recreation Centre Society be extended until September 30, 2023 with the same terms and conditions as the existing agreement.”

CARRIED
#2022/10/25_004

8.2 Letter from Chase Rotary Club – Contribution for Repairs to Downtown Clock

Moved by Councillor Lauzon

Seconded by Councillor Maki

“THAT the letter from the Chase Rotary Club be received for information and that Council direct Administration to forward a letter of gratitude to the Chase Rotary Club for its contribution.”

CARRIED

#2022/10/25_005

9. **NEW BUSINESS**

9.1 Fire Department Establishment and Regulation Amendment Bylaw

<Councillor Lauzon left the meeting at 5:10 p.m. due to her involvement with the Chase Fire Department>

Moved by Mayor Crowe

Seconded by Councillor Scott

“THAT the Fire Department Establishment and Regulation Amendment Bylaw No. 921-2022 be read a first time.”

CARRIED

#2022/10/25_006

Moved by Councillor Maki

Seconded by Councillor Torbohm

“THAT the Fire Department Establishment and Regulation Amendment Bylaw No. 921-2022 be read a second time.”

CARRIED

#2022/10/25_007

Moved by Councillor Torbohm

Seconded by Councillor Scott

“THAT the Fire Department Establishment and Regulation Amendment Bylaw No. 921-2022 be read a third time.”

CARRIED

#2022/10/25_008

<Councillor Lauzon returned to the meeting at 5:11 p.m.>

9.2 Zoning Amendment – Short Term Rental, 1106 Beach Place

Moved by Councillor Scott

Seconded by Councillor Lauzon

"THAT the zoning amendment application for 1106 Beach Place be accepted, and Administration be directed to process the application, and draft a zoning amendment bylaw."

The Director of Corporate Operations confirmed that there will be a full time resident on the premises as is required by the Village's regulations.

The vote was called on the motion and it was

CARRIED

#2022/10/25_009

9.3 Active Transportation Grant Opportunity – Coburn Street

Moved by Councillor Maki

Seconded by Councillor Scott

“THAT Council supports the application for BC Active Transportation Infrastructure 2022/2023 funding to pursue pedestrian improvements along Coburn Street; AND,

THAT Council confirms the Coburn Street pedestrian improvement project is a municipal priority, is shovel-ready, and will be completed by the end of March 2024; AND,

THAT the Village of Chase will contribute the remaining 30 percent of project costs and cover any project overruns; AND,

THAT Administration will submit the authorized Council resolution following the Council meeting on October 25th 2022, and before December 1st 2022.”

**CARRIED
#2022/10/25_010**

The Director of Corporate Operations stated that Village’s contribution for this project will be approximately \$22,000.

9.4 Secwepemc Landmarks Project

Moved by Councillor Maki

Seconded by Councillor Lauzon

“THAT Council authorizes a contribution of up to \$1,500 for the unveiling ceremony of the Secwepemc Landmarks Sculpture at Memorial Park on November 16, 2022.”

**CARRIED
#2022/10/25_011**

9.5 2021 Annual Report

Moved by Councillor Torbohm

Seconded by Councillor Scott

“THAT Council receives, for information the 2021 Annual Report.”

**CARRIED
#2022/10/25_012**

9.6 BC Hydro Community ReGreening Program

Moved by Councillor Scott

Seconded by Councillor Maki

“THAT Council receive for information the letter from BC Hydro regarding the Community ReGreening Program.”

**CARRIED
#2022/10/25_013**

Moved by Councillor Lauzon
Seconded by Councillor Scott
“THAT Council directs Administration to complete the application process for the next funding component of the BC Hydro Community ReGreening Program.”

CARRIED
#2022/10/25_014

10. NOTICE OF MOTION
None

11. IN CAMERA

Moved by Councillor Scott
Seconded by Councillor Maki
“THAT Council recess to an In Camera meeting pursuant to Section 90 (1) (j) information that is prohibited, or information that if it were presented in a document would be prohibited, from disclosure under section 21 of the Freedom of Information and Protection of Privacy Act.”

CARRIED
#2022/10/25_015

Mayor Crowe reconvened the regular meeting at 5:53 p.m.

12. RELEASE OF IN CAMERA ITEMS
None

13. ADJOURNMENT

Moved by Councillor Maki
Seconded by Councillor Scott
“THAT the October 25, 2022 Village of Chase Special Council meeting be adjourned.”

CARRIED
#2022/10/25_016

The meeting concluded at 5:54 p.m.

Rod Crowe, Mayor

Sean O’Flaherty, Corporate Officer

October 31, 2022

VIA E-MAIL
Ref: 273526

Mayor and Council
Village of Chase
E-mail: chase@chasebc.ca

Dear Mayor and Council:

As Minister of Children and Family Development, I am honoured to declare that November will once again be recognized as Adoption Awareness Month.

This month is about raising awareness for adoption and permanency in British Columbia and celebrating the families that provide children and youth with love and support as permanent members of their family. Adoptive families make a difference in the lives of children and youth by providing care, guidance, and a sense of belonging. They offer a welcoming stability, ensuring children and youth have the foundation they need to build the lives they dream of, while recognizing the importance of staying connected to their community and culture.

November is also about recognizing that there are children who are still waiting for permanent families. There continues to be a need for more adoptive families in British Columbia to provide children with permanent, secure, and loving homes.

There are many online resources and support services that can help families who are considering adoption in British Columbia.

- The [Ways to Adopt in British Columbia Web site](#) provides information on adoption in British Columbia, such as infant adoption, relative and step-parent adoption, and adopting a child or youth from another country.
- [Adopt BC Kids](#) is an online portal that provides British Columbians wishing to adopt children and youth from foster care with information and guidance through their adoption application.
- [The Adoptive Families Association of British Columbia](#) provides information and support services for families who wish to adopt now or in the future.

I encourage you to share these resources with your community members who are interested in becoming an adoptive or permanent family.

Please join me in celebrating November as Adoption Awareness Month to recognize all the families that have provided children and youth with the care, compassion, and the unselfish commitment of a permanent home, and to all those who may do so in the future. On behalf of the Government of British Columbia, thank you for your continued leadership in supporting adoptive and permanent families in your community.

Sincerely,

Mitzi Dean
Minister

Sent on behalf of the Minister by:



Client Relations Branch
Executive Operations
Ministry of Children and Family Development

Memo

October 24, 2022



United Way
British Columbia

Working with communities in BC's
Interior, Lower Mainland, Central
& Northern Vancouver Island

TO: Mayor David Lepsoe and Councillors in the Village of Chase
FROM: Michael McKnight, President and CEO of United Way British Columbia
RE: **Request to Present on Social Issues & Solutions in Your Community and United Way British Columbia Impact**
CC: Kahir Lalji, Provincial Director Government Relations and Programs (KahirL@uwbc.ca),
Signy Madden, Director Government Relations (SignyM@uwbc.ca)

Congratulations on your recent election. We thank you for heeding the call of public service, and we look forward to working together to tackle critical social issues to support a healthy, caring, inclusive community.

We would appreciate an opportunity to come and present to the new Council to give an up-date on social issues and share information about United Way investments, solutions and effective partnerships.

United Way is privileged to work with many partners including municipalities and local donors to address the key social issues our citizens and neighbourhoods are facing. In this work, United Way is fortunate to count the support of our many corporate, labour and individual donors to United Way helping us to test solutions and to then invest in effective “on the ground” programs. In addition to local donors, United Way has established key partnerships with provincial and federal ministries to develop and manage practical, effective and heart-warming solutions. When we come to present to your Council, we will share examples of *practical, local solutions* happening in the communities we serve.

UWBC - Provincial in scale and local in focus. Supported by our many champions, six United Ways across the province successfully joined on July 1st, 2021, to form one, stronger entity; United Way British Columbia – working with communities in BC’s Interior, Lower Mainland and Central & Northern Vancouver Island. Our unified organization serves over four million British Columbians, including residents in your municipality. A year and a half later, we are still learning from local investments and sharing and evolving solutions to serve other communities. We show up in community in support of the social service sector, and by convening and/or participating in various socio-economic engagement tables. To review a snapshot of our ongoing work across the province, we invite you to review our [2021/22 annual report](#) found at uwbc.ca.

While there are accomplishments to be celebrated, we know our work is not yet done. Emerging and ongoing needs for the citizens of our province and the neighbourhoods we both serve encourages us to press on and continue our work in community.

Thank you for considering this request. We will follow up about requesting a presentation time.

Your Local United Way Working on Practical, Local Solutions



Emergent Response

Utilizing our extensive network of volunteers, partners, donors, and supporting agencies, we organized strategic, rapid responses for the substantial challenges that affected our communities.



Children and Youth

We help kids and youth succeed by supporting local and provincial programs and initiatives in early childhood development, out-of-school time activities, and youth leadership.



Seniors

We administer grants and manage programs that provide exceptional quality-of-life benefits to seniors, helping them stay active, connected and engaged.



Poverty Reduction

We support people at the neighbourhood and community levels to help them move from poverty to possibility.



Food Security

Ensuring British Columbians have access to nourishing, healthy, and culturally appropriate food is vital to the overall health and well-being of our communities.



Capacity Building

We help businesses and non-profits discover their capacity to influence and create social good by connecting leaders with the resources they need to excel at what they do.



BC211

211 is a free and confidential service that connects people to helpful and vital resources in their community.



VILLAGE OF CHASE

Memorandum

Date: 4 November 2022

To: Mayor and Council

From: Sean O'Flaherty, Director of Corporate Operations

RE: Activities undertaken from October 9, 2022 to November 4, 2022

Regular Duties:

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

Other Duties/Activities During the Reporting Period:

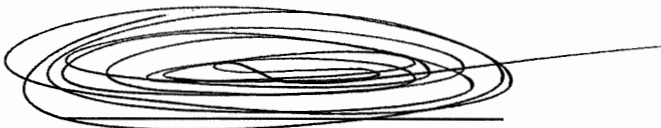
- Occasional discussions with MOTI regarding Trans-Canada Highway
- Processed 3 Comfort Letters
- Approved 2 Building Permits
- Approved 2 new Business Licenses
- Fielded few calls on residential and commercial real estate
- Discuss operations with Team Lead Hand as needed
- Assisting with finance matters
- Continue to work on Stone Orchard cemetery system implementation
- Working with VADIM on having Tax Certificates being available for clients online
- Snow storage planning for 2022/23
- Cross Connection control program 25% complete
- Unreadable and defective water meters continue to be replaced
- Met with CIF to discuss project progression along Brooke Drive – to be paved next week
- Concluded the 2022 capital paving program (Juniper, 5th, Willson Park trails, Chase St.)
- Processed 3 short-term rental applications
- Participated in regional Inter-Community Business License meeting
- Met with cemetery consultant regarding memorial wall and scatter garden location
- Attended Inaugural Meeting of Council
- Attended Council Orientation meeting in Kamloops
- Arranged for new office phone system to be installed and scheduled training
- Submitted our 2022 annual dike inspection report to the Water Management Branch

- Coordination with BC Hydro for new additional EV charger station at Visitor Info Centre
- Arranged for Building Permit for stairs at the Art Holding Arena
- Coordinated design work on outflow building at the lagoons
- Reviewed design drawings and submitted grant application for Active Transportation work on Coburn
- Participated in CFO selection process
- Updated EOCP with credentials of various Public Works employees
- Met with consultant regarding LGCAP grant opportunities
- Deputy Chief Election Officer during entire 2022 local government election process
- Met with participating TNRD member municipalities regarding the Inter-Community Business License program
- Coordinated road marking contract that was later this year due to supply chain issue

3rd Quarter Statistics:

- Dog licences: **249** (230 for 2021). This represents a 3% increase year over year
- Business licences: **214** (215 for 2021) This represents a 1% decrease year over year
- Inter-Community Business Licences: **23**
- Building Permits totalled **\$3.4** million, a 19% drop in value year over year from 2021
- Bylaw Enforcement activities are normal. Property owners are now being reminded to remove snow plow obstacles from all boulevards
- Animal Control activities are normal

Respectfully submitted,



Approved for Council Consideration by CAO

THOMPSON-NICOLA REGIONAL DISTRICT
BUILDING INSPECTION SERVICES
Sep-22

LOCATIONS	PERMIT VALUE									
	2022-September		2021-September		2022 YTD		2021 YTD		% CHANGE YTD	
	#	\$ Value	#	\$ Value	#	\$ Value	#	\$ Value	#	\$ Value
Ashcroft	0	0	0	0	5	87,000	5	118,500	0.0	-26.58
Cache Creek	0	0	1	1,500,000	5	1,050,789	5	1,739,000	0.0	-39.58
Clinton	0	0	2	30,000	2	41,000	7	980,000	-71.4	-95.82
Lytton	0	0	0	0	0	0	0	0	0.0	0.00
E - Bonaparte Plateau	5	4,253,000	4	270,000	33	12,174,780	31	5,408,187	6.5	125.12
I - Blue Sky Country	0	0	2	425,000	18	11,022,020	14	2,031,688	28.6	442.51
Chase	0	0	0	0	14	3,389,700	27	4,193,390	-48.1	-19.17
Logan Lake	0	0	0	0	13	2,550,000	11	2,526,700	18.2	0.92
J - Copper Desert Country	3	1,750,000	5	3,075,000	46	21,561,500	79	27,451,551	-41.8	-21.46
L - Grasslands	2	1,000,000	4	605,150	40	12,002,441	26	4,031,670	53.8	197.70
P - Rivers and the Peaks	5	515,000	3	600,000	43	12,135,150	58	12,756,908	-25.9	-4.87
M - Beautiful Nicola Valley - North	1	600,000	2	3,207,209	27	16,830,846	29	10,793,002	-6.9	55.94
N - Beautiful Nicola Valley - South	1	100,000	0	0	10	2,969,100	42	12,329,198	-76.2	-75.92
Clearwater	1	200,000	12	6,385,000	16	3,790,000	32	11,750,500	-50.0	-67.75
A - Wells Gray Country	1	0	1	120,000	10	2,346,640	17	2,134,480	-41.2	9.94
B - Thompson Headwaters	0	0	0	0	10	3,354,000	11	1,007,604	-9.1	232.87
O - Lower North thompson	2	182,640	0	0	12	2,667,640	14	1,797,402	-14.3	48.42
TOTAL	21	8,600,640	36	16,217,359	304	107,972,606	408	101,049,780	-25.5	6.85



VILLAGE OF CHASE

Memorandum

Date: November 3, 2022

To: Village of Chase

From: Chase Fire Department

RE: Fire Chief's report

Fire Calls for October

5 calls, 2 False alarms, 1 Fire burning complaint, 1 Lift assist, 1 Gas line hit.

Rescue Calls for October

1 call, 1 Extrication

First Responder calls for October

2 Calls; 1 Hart Attack, 1 Laceration

To date, Campfire burning permits: 237 - Open Burning permits 3.

Category 2 & 3 open burning ban has been lifted.

Thanks to the hard work of our new Public Education Officer, Chase Fire Rescue now has 22 members including, 2 Juniors and 14 with their Exterior Operation Certification.

Fire fighting training is going well, with the focus this month on New Fire Truck orientation, Fire hose and Water supply.

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

Respectfully submitted,

Approved for Council Consideration by CAO

Fire Chief, B. Lauzon



VILLAGE OF CHASE

Memorandum

Date: November 4, 2022
To: Mayor and Council
From: Deputy Corporate Officer
RE: Activities Report – October 9, 2022 to November 4, 2022

Legislative Services/Council Support

- Attended October 11, 2022 Regular Meeting, October 25, 2022 Special Meeting and November 1, 2022 Inaugural Meeting
- Assisted with agenda preparation and minutes for the October 11, 2022 Regular Meeting, October 11, 2022 Public Hearing, October 25, 2022 Special Meeting and November 1, 2022 Inaugural Meeting
- Prepared and distributed Council Highlights
- Completed 2021 Annual Report
- Conducted initial research into agenda distribution and item submission provisions in Council procedure bylaws
- Consolidation of bylaws and updated bylaw information on webpage
- Developed PowerPoint templates for Council meetings and processed video from meetings
- Prepared bylaws and minutes for archival purposes

Operational Support

- Updated social media pages and performed routine website maintenance
- Prepared quarterly newsletter for inclusion in utility bills
- Drafted correspondence relating to road construction and bylaw enforcement
- Performed repairs and upgrades on A/V system at the Community Hall
- Provided technical assistance with the formatting of security footage
- Collected information regarding violations of natural resource regulations
- Assisted with setup of A/V system for Community Hall events
- Ongoing IT support, installation of new equipment

Respectfully submitted,



Approved for Council Consideration by CAO

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

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

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

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

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

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

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

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

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

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

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

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

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

ROOSTER means a male chicken.

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

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

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

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

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

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

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

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

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

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

4.15.8 A person who Keeps Hens shall:

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

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

4.15.9 A person who Keeps Hens shall:

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

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

4.15.10 a person who Keeps Hens shall not:

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

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

READ A FIRST TIME THIS 6th DAY OF SEPTEMBER 2022

READ A SECOND TIME THIS 6th DAY OF SEPTEMBER 2022

PUBLIC HEARING HELD THIS 11th DAY OF OCTOBER 2022

READ A THIRD TIME THIS ____ DAY OF _____

ADOPTED THIS ____ DAY OF _____

David Lepsoe, Mayor

Sean O'Flaherty, Corporate Officer

**VILLAGE OF CHASE
BYLAW NO. 918-2022**

A Bylaw to Amend the Village of Chase Municipal Ticket Information Bylaw No. 736-2010

WHEREAS the *Community Charter* authorizes Council, by bylaw, to designate those Village bylaws which may be enforced by means of a municipal ticketing system; which offences are subject to municipal ticketing; who can issue municipal tickets and what fines may be imposed for each offence.

AND WHEREAS the Council of the Village of Chase deems it necessary to amend Bylaw No. 736-2010, Schedule "A", Appendix 10 to include provisions pertaining to the keeping of hens.

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 Municipal Ticket Information Amendment Bylaw No. 918-2022".
2. Schedule "A", Appendix 10 is hereby amended by adding the following:

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

READ A FIRST TIME THIS 11th DAY OF OCTOBER, 2022

READ A SECOND TIME THIS 11th DAY OF OCTOBER, 2022

READ A THIRD TIME THIS ____ DAY OF _____

ADOPTED THIS ____ DAY OF _____

David Lepsoe, Mayor

Sean O'Flaherty, Corporate Officer

VILLAGE OF CHASE
Bylaw No. 919-2022

A Bylaw to Amend the Village of Chase Fees and Charges Bylaw No. 820-2016

WHEREAS the Council of the Village of Chase has adopted the Village of Chase Fees and Charges Bylaw No. 820-2016;

AND WHEREAS The Council of the Village of Chase deems it necessary to amend Bylaw No. 820-2016;

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

1. This bylaw may be cited for all purposes as "Village of Chase Fees and Charges Amendment Bylaw No. 919-2022".
2. Section 2. Fees, is hereby amended by adding "Schedule "L" – Fees for Backyard Hen Permit"
3. "Schedule "L" – Backyard Hen Permit" is attached hereto and form part of the bylaw.
4. SEVERANCE

If any portion of this bylaw is declared ultra vires by a Court of competent jurisdiction or found to be illegal or unenforceable, that part or section shall be considered to be separate and severable from the bylaw to the intent that the remainder of the bylaw shall continue in full force and effect and shall be enforceable to the fullest extent permitted by law.

READ A FIRST TIME THIS 11th DAY OF OCTOBER

READ A SECOND TIME THIS 11th DAY OF OCTOBER

READ A THIRD TIME THIS ____ DAY OF _____

ADOPTED THIS ____ DAY OF _____

David Lepsoe, Mayor

Sean O'Flaherty, Corporate Officer

Schedule “L” to Bylaw No. 820-2016
Village of Chase

Fees for Backyard Hens Permit

Annual registration fee	\$25.00
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VILLAGE OF CHASE

Memorandum

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

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

1. Interior Operations
Currently the fire department members are to be trained to Exterior Operations certification. To date, almost all department members are trained to that level. The Fire Chief and officers would like to have the approval to train to Interior Operations certification which will allow more flexibility for members when a structure fire occurs. No financial implications exist with the higher level training.
2. Remuneration of Firefighters to be removed from the bylaw
Remuneration of firefighters can exist in policy, which is Administrative in nature. Removing the remuneration from the bylaw allows more flexibility to change the pay structure (i.e. provide for incentives for additional training, provide lower pay for new recruits and higher pay for experienced, long time members) without having to amend the bylaw. All remuneration will always be within Council approved budget limits.

RECOMMENDATION

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

Respectfully submitted,

VILLAGE OF CHASE
Bylaw No. 921-2022

A Bylaw to Amend the Village of Chase Volunteer Fire Department
Establishment and Regulation Bylaw No. 795-2014

WHEREAS the Council of the Village of Chase has adopted the Village of Chase Volunteer Fire Department Establishment and Regulation Bylaw No. 795-2014;

AND WHEREAS The Council of the Village of Chase deems it necessary to amend Bylaw No. 795-2014;

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

1. This bylaw may be cited for all purposes as "Village of Chase Volunteer Fire Department Establishment and Regulation Amendment Bylaw No. 921-2022."
2. The definition at 2.5 of Bylaw 795, 2014, is hereby deleted and replaced in its entirety with the following:
 - 2.5 "Interior Operations Level Training" means the minimum Competency required to ensure all firefighters are trained to Interior Operations Level Firefighters as prescribed by the BC Fire Service Minimum Training Standards Playbook."
3. Schedule "C" – Remuneration – Officers and Firefighters is hereby deleted from the bylaw.

READ A FIRST TIME THIS 25th DAY OF **October, 2022**

READ A SECOND TIME THIS 25th DAY OF **October, 2022**

READ A THIRD TIME THIS 25th DAY OF **October, 2022**

ADOPTED THIS THIS DAY OF , **2022**

David Lepsoe, Mayor

Sean O'Flaherty, Corporate Officer

**VILLAGE OF CHASE
BYLAW NO. 922 - 2022**

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

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

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

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

AND WHEREAS the 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. 922- 2022”.
2. That the Village of Chase Zoning Bylaw No. 683-2006 be amended as follows:
 - a) That the R-1, Low Density Residential zone, be amended by adding the following under section 6.14 “Site Specific”:

(b) For 1106 Beach Place (LOT 21 DISTRICT LOT 517 KAMLOOPS DIVISION YALE DISTRICT PLAN 29396), “*Short-Term Rental*” is a permitted use.

READ A FIRST TIME THIS _ DAY OF , 2022

READ A SECOND TIME THIS _ DAY OF , 2022

PUBLIC HEARING HELD THIS _ DAY OF , 2022

READ A THIRD TIME THIS _ DAY OF , 2022

ADOPTED THIS _ DAY OF , 2022

David Lepsoe, Mayor

Sean O'Flaherty, Corporate Officer



Village Of Chase

Administrative Report

TO: Mayor and Council

FROM: Director of Corporate Operations

DATE: 28 October 2022

RE: Zoning Amendment – Secondary Suite, 822 Hysop Road

ISSUE/PURPOSE

To amend Zoning Bylaw 683-2006 by changing the zoning designation at 822 Hysop Road from *R-1, Low Density Residential* to *R-1SS, Low Density Residential with Secondary Suite*. The applicant intends to operate a *Short-Term Rental* in the suite.

OPTIONS

1. Accept the application and process the application 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 and a partial refund will be provided. Alternatively, Council can accept the application, proceed with consideration of an amendment to the bylaw, to be followed by a Public Hearing on the matter. This is the recommended option.

HISTORY/BACKGROUND

Chase currently has 2 short-term rental (STR) properties, one located on 3rd Avenue, and one on Arbutus Street. There was previously a whole-house STR on Aylmer Road, however the owners were unwilling to comply with the zoning bylaw, ceased STR activities and sold the property to a new owner occupying for personal use only. There are 2 other active zoning amendment applications for STRs.

There is a concurrent Business Licence application by the property owner for their STR. The applicant now intends to secure zoning, and once secured a business licence can be issued in accordance with Village of Chase bylaws, and Airbnb rules.

DISCUSSION

The proposed additional use of STR on the subject property conforms to the Official Community Plan; section 12.2.1.13 to “*Permit short-term rental accommodations provided that they are a secondary use to a residential function.*”

Council was clear in their intentions when STRs were added to the zoning bylaw as a permitted use, in that renting rooms could only be secondary or ancillary to the primary use of residential housing. Whole house rentals are prohibited. Permanent residents must occupy at least 60% of the house. This allows homeowners the opportunity for additional household income (i.e. ‘mortgage helper’), and research also suggests that host-guest interactions can contribute to reducing loneliness for both groups thus enhancing their respective wellbeing.

In turn, STRs also support the local tourism industry by giving our visitors more options for their stay, and also the business community when outside talent requires short-term accommodations.

Included in this Report to Council is:

- Application
- Property Information Report
- Excerpt from zoning bylaw related to parking
- Excerpt from fees bylaw related to zoning application fees for STRs
- Excerpt from fees bylaw related to business license fees for STRs
- Blank STR application form

FINANCIAL IMPLICATIONS

The applicant has paid for the zoning amendment application. If the application is successful, the applicant will also be required to purchase a Business License.

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 50m 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 proposed residential use of the land is consistent with Chase’s OCP particularly section 12.2.1.13 as stated above.

RECOMMENDATION

THAT the zoning amendment application for 822 Hysop Road be accepted, and Administration be directed to process the application, and draft a zoning amendment bylaw.

Respectfully submitted,

Approved for Council Consideration by CAO

**ZONING AMENDMENT APPLICATION for
SHORT TERM RENTAL (STR)**

All questions must be answered for this application to be accepted.

1. Is this application for: <input type="checkbox"/> Guest Room(s) rental use; <input checked="" type="checkbox"/> Guest Suite rental use; or <input type="checkbox"/> Whole house rental use		
2. How Many Guest Rooms will be for rent? <u>2</u>		
3. Is the subject property your Principal Dwelling	<input checked="" type="radio"/> YES	<input type="radio"/> NO
4. Is there a secondary suite in your house? a. If Yes, is it: <input checked="" type="checkbox"/> Attached? <input type="checkbox"/> Detached? b. If Yes, will it be part of the short-term rental you are applying for? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	YES	NO
5. Please include a floor plan sketch of your home that includes all bedrooms, egress routes. Please attach a drawing (recommended) to your application.	✓	
6. Please include a sketch of your property that includes all parking spaces, vehicle access and egress routes. Please attach a drawing (recommended) to your application.		
7. The BC Building Code (Div A, Part 1 S 1.2.1.2) states that it is the <u>owner's ultimate responsibility</u> to conform to the Code. Do you understand that it is your responsibility to ensure the property is in substantial compliance with the current versions of the BC Building and Fire Codes?	<input checked="" type="radio"/> YES	<input type="radio"/> NO

ACKNOWLEDGEMENTS – All initial/signature boxes must be completed by the applicant

1) I acknowledge that if this zoning amendment application is successful, I am responsible for compliance with the current edition of the British Columbia Building Code, all associated Bylaws and any other applicable enactments, codes, regulations or standards relating to the STR.

Initial: T.C

2) I understand and agree that I must provide any required additional parking spaces at the subject property for the use of guests and that I must ensure that these on-site parking spaces are available to be useable parking spaces at all times for STR guests.

Initial: T.C

3) I understand that I must update the Village with current owner or agent contact information who is able to respond to communications from the Village regarding my STR at any time.

Initial: T.C

Applicant Name:

Teresa and Owen

Christon

Applicant Signature

T.C

Date

Sept. 18/22

RECEIVED
Village of Chase

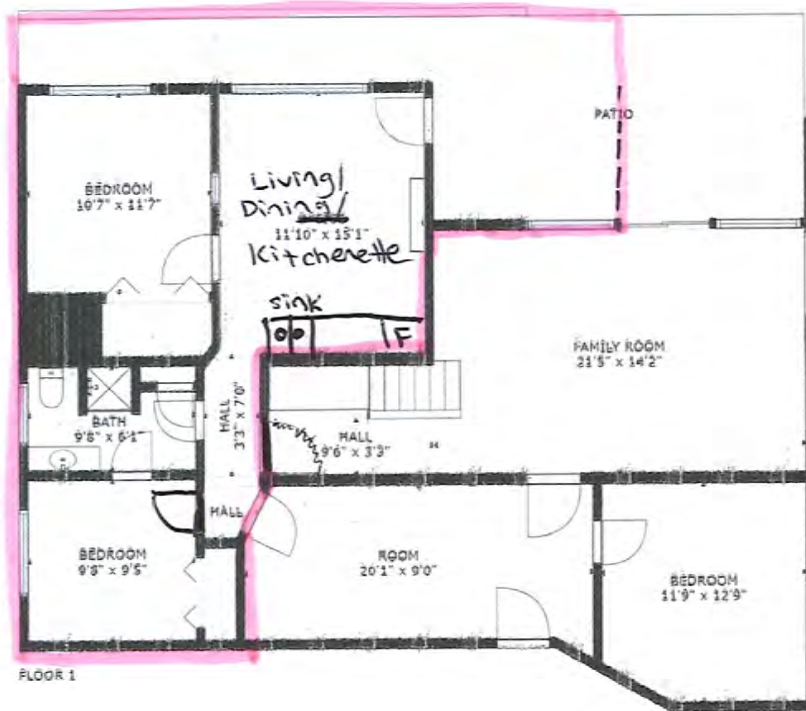
SEP 28 2022

Original _____
File _____
Copy _____
Agency _____

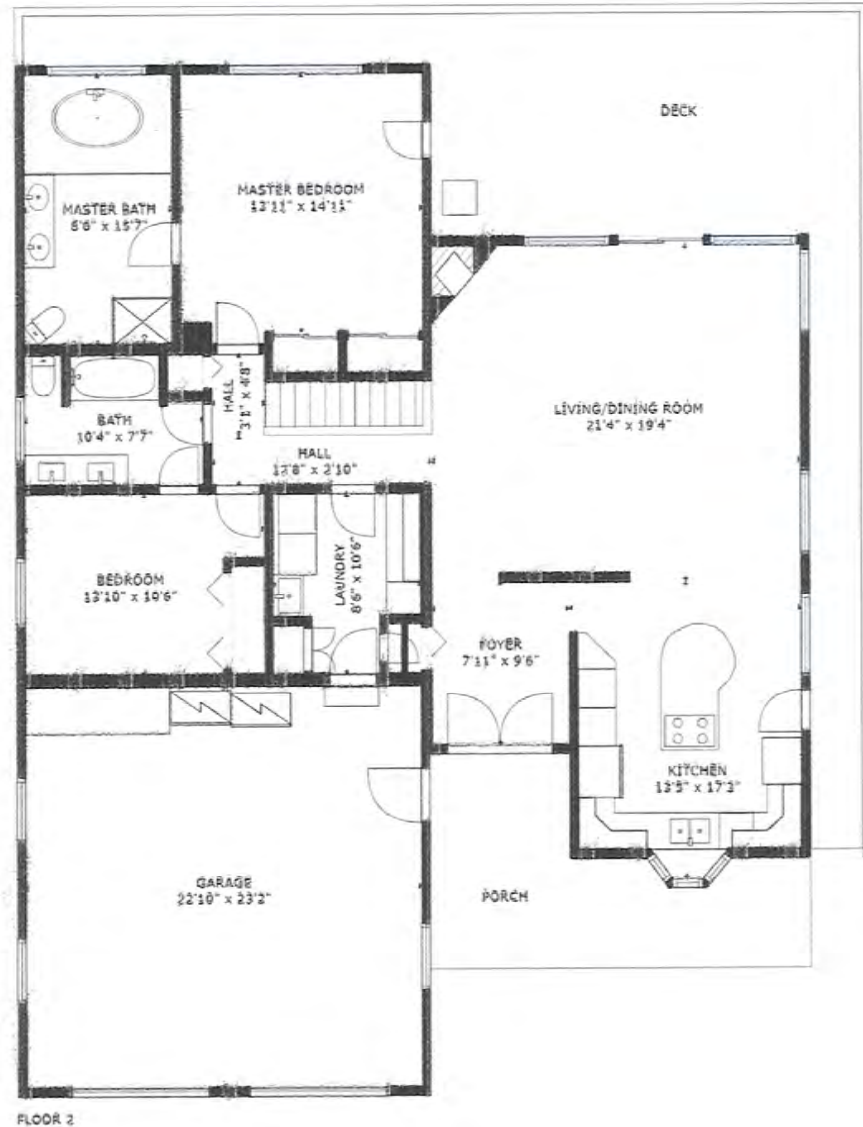


2 designated parking
spots for guests

suite in pink



Not shown:
Storage room in basement - 28ft x 11 ft
Cold storage room in basement - 5'6 x 6

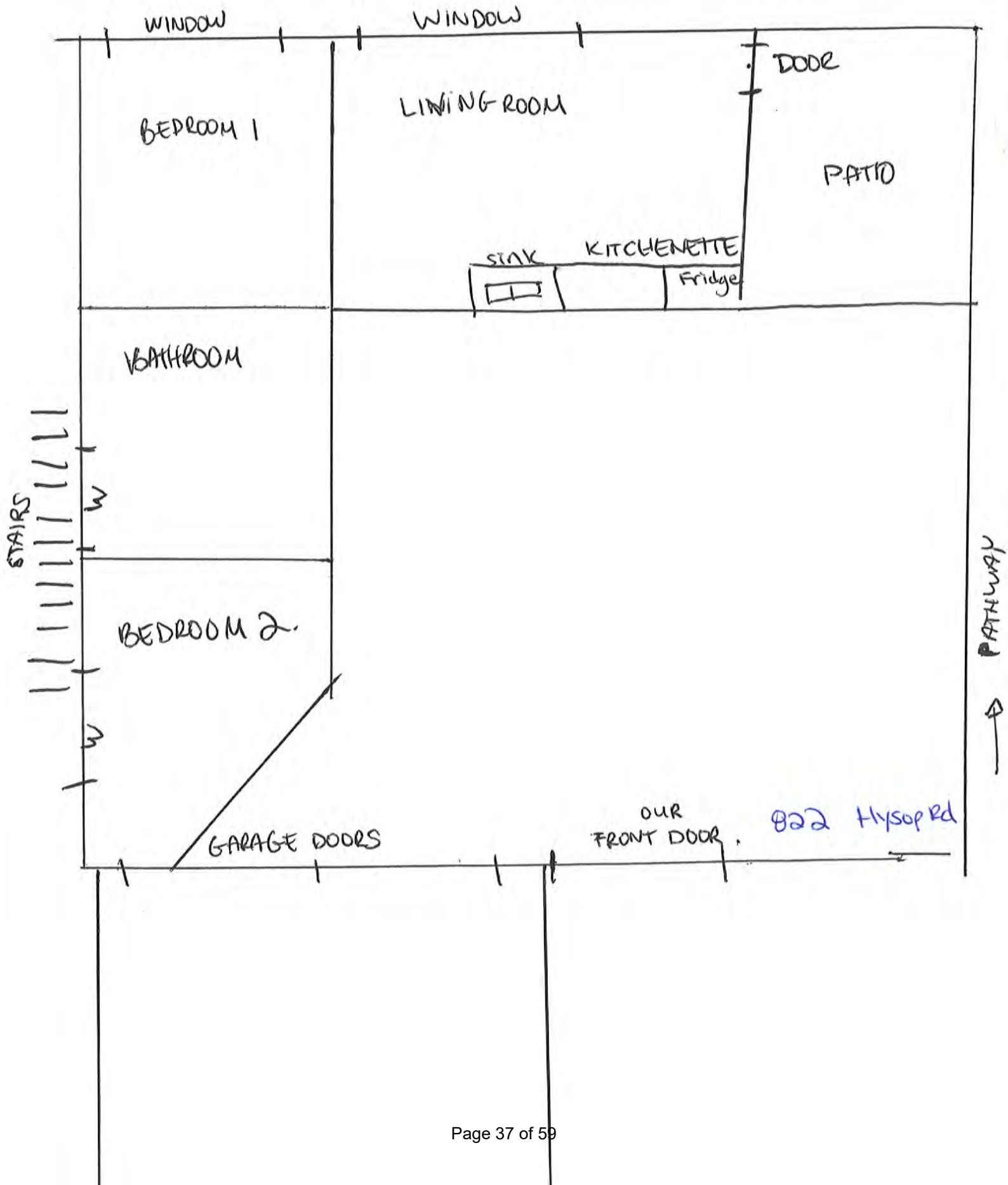


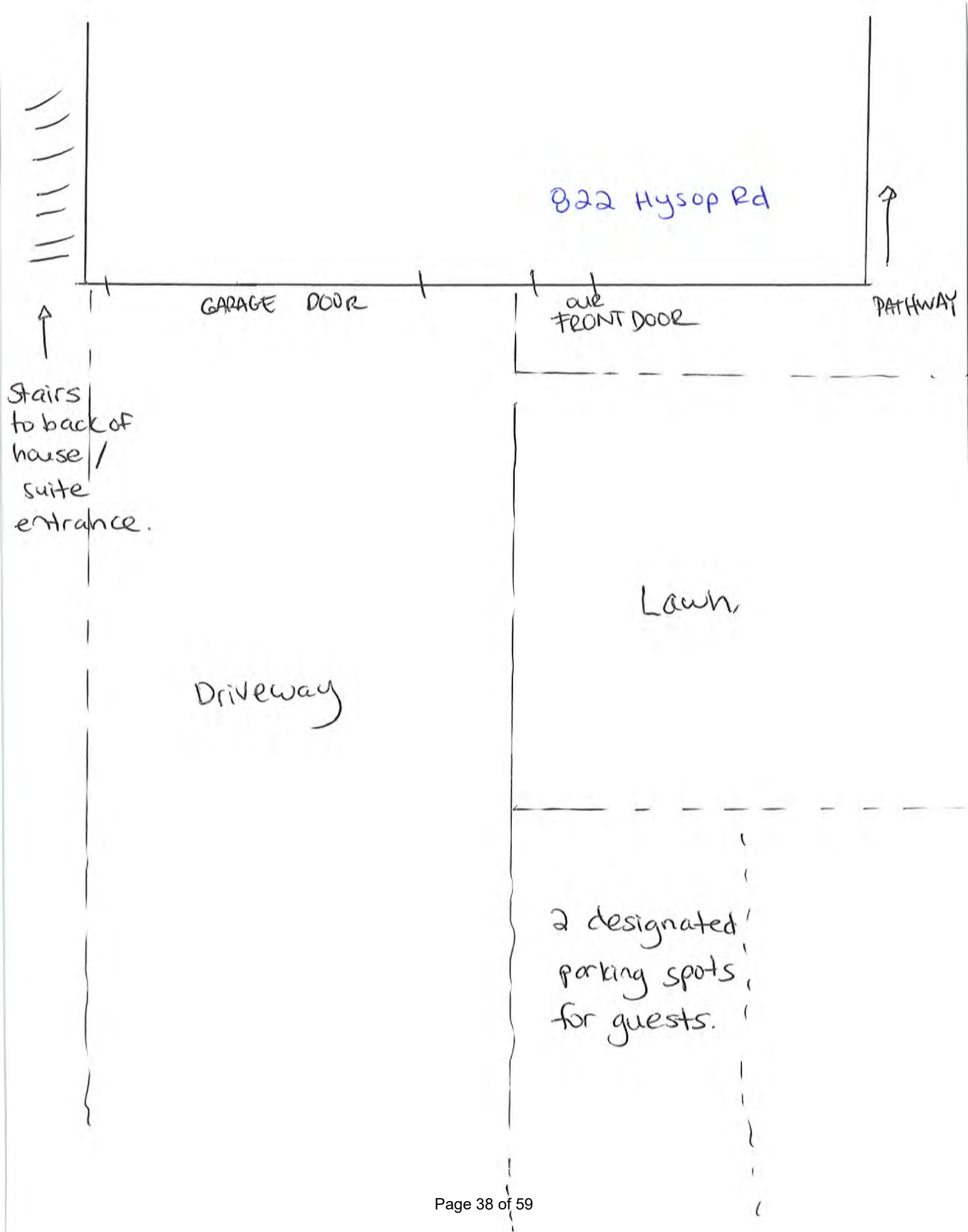
GROSS INTERNAL AREA
FLOOR 1: 1287 sq ft, FLOOR 2: 1510 sq ft
EXCLUDED AREAS: , GARAGE: 528 sq ft
TOTAL: 2797 sq ft

ALL DIMENSIONS ARE APPROXIMATE - ACTUAL MAY VARY

BACKYARD

NOTE: all windows are
large
• private entrance





Kitchenette



Bedroom # 1



Living area



Welcome gift (local coffee)
+ book advertising local
businesses in Chase





Property Information Report

Report Generated on: November 02, 2022 12:01:35 AM

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

822 Hysop Rd

Parcel Description & Location

[More Details](#)

Legal Description:

LOT 3 DISTRICT LOT 517 KAMLOOPS DIVISION YALE DISTRICT
PLAN 16742

Plan Number:

KAP16742

Parcel Type (Class):

SUBDIVISION

Owner Type:

PRIVATE

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

Square Meter:

2075.33

Acre:

0.513

Hectare:

0.208

Community: Chase

Local Authority: Village of Chase

School District: Kamloops/Thompson



TNRD Services

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

[More Details](#)

Water Service: N/A

Sewer Service: N/A

Fire Protection: N/A

Future Debt (Loan Authorization)

(For enquiries, contact the Local Authority)

[More Details](#)

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

Planning & Zoning

(For enquiries, contact the Local Authority)

[More Details](#)

Zoning Bylaw: 683

Zoning: R-1

Lakeshore Development Guidelines (Intersect): Yes

Lake Name: Little Shuswap Lake

Lake Classification: Development Lake, Special Case Lake

Fringe Area: N/A

Floodplain Information: Provincial designated floodplain.

Site Specific Zoning: Contact Local Authority

Development Permit Area: N/A

Official Community Plan Name: CONTACT LOCAL AUTHORITY

OCF Designation: CONTACT LOCAL AUTHORITY

Agriculture Land Reserve (Intersect): No

Riparian Area (Source: TRIM)(Intersect): Yes

Post-Wildfire Geohazard Risk Restrictions: Unknown

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

[More Details](#)

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

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

BC Assessment

(For enquiries, contact BC Assessment Authority)

[More Details](#)

Folio:	Land Title PID:	Assess Year:	Land:	Improvement:	Property Class:
512.00525.000	008-549-940	2021	\$563,000.00	\$342,000.00	1-Res

Folio:	Actual Use:	Manual class:
512.00525.000	SINGLE FAMILY DWELLING	1 STY SFD - NEW STANDARD

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

TABLE 1: Required Off-Street Parking Spaces

Column I	Column II
Use	Parking Requirements
Residential	
Single and two family dwelling	2 per dwelling unit
Multiple family dwelling	1.5 per dwelling unit plus 0.5 per dwelling unit for communal or visitor parking
Secondary suite	1 per suite in addition to spaces required for the principal dwelling unit
Home-based business	1 space in addition to the spaces required for the principal dwelling unit
Short-Term Rental	1 space per two guest rooms in addition to spaces required for the principal dwelling unit
Mobile home	1 per dwelling unit and 1 additional space for every 2 dwelling units in a mobile home park
Institutional and Recreational	
Civic uses	1 per 50 m ² of Gross Floor Area
Recreation building, ice rink, arena, gymnasium, and indoor swimming pool	1 per 25 m ² of Gross Floor Area
Assembly Uses (public or religious, etc.)	5 per 100 m ² * <i>Site Specific – See below</i>
Hospital	2 per bed
Elementary and junior secondary school	2 per classroom
Senior secondary school	5 per classroom
Post-secondary school	10 per classroom
Congregate Care Home	1 per 2 patient beds
Community Care Facility	1 per activity room

parking serving the building or use.

- c. Off-street loading spaces shall be located on the same parcel as the use they serve, but not within the required front or side setback area.

4.13.5 Standard

- a. Each off-street parking space required by this bylaw shall not be less than 2.6 metres in width, 5.5 metres in length
- b. Each off-street loading space required by this bylaw shall not be less than 2.6 metres in width, 9 metres in length and 3.5 metres in height.
- c. Adequate provision shall be made for individual entry or exit by vehicles to all parking spaces at all times by means of unobstructed manoeuvring aisles, having widths not less than:
 - i. 7.3 metres where parking spaces are located at 90 degrees to the manoeuvring aisle providing access to the space;
 - ii. 5.5 metres where parking spaces are located at 60 degrees to the manoeuvring aisle providing access to the space; and,
 - iii. 3.7 metres where the parking spaces are located at 45 degrees to the manoeuvring aisle providing access to the space.
- d. All parking and loading areas shall be provided with adequate curbs in order to retain all vehicles within such permitted parking areas, and to ensure that required fences, walls, hedges or landscaped areas, as well as any buildings, will be protected from parked vehicles.
- e. All parking areas for more than four vehicles and all loading areas shall be surfaced with asphalt, concrete or similar pavement so as to provide a surface that is durable and dust-free and shall be graded and drained as to properly dispose of all surface water

**Schedule “J” to
Village of Chase Fees and Charges Bylaw No. 820-2016**

DEVELOPMENT FEES (Amending Bylaw No. 854)

1. Every application for amendment to the Official Community Plan shall be charged a fee of Eight Hundred Dollars (\$800.00).
2. Every application for a Zoning Bylaw amendment shall be charged a fee of Eight Hundred Dollars (\$800.00).
3. Every simultaneous application for an Official Community Plan Bylaw amendment and Zoning Bylaw amendment shall be charged a combined fee of Twelve Hundred Dollars (\$1200.00).
4.
 - a) Every application for a minor Development Permit less than one million (\$1,000,000) in construction costs shall be charged a fee of Five Hundred Dollars (\$500.00).
 - b) Every application for a major Development Permit more than one million (\$1,000,000) in construction costs shall be charged a fee of Twelve Hundred Dollars (\$1200.00) per one million (\$1,000,000) in construction cost to a maximum of Forty Eight Hundred Dollars (\$4800.00).
5. Every application for a Development Variance Permit shall be charged a fee of Five Hundred Dollars (\$500.00).
6. Every application for a Temporary Use Permit shall be charged a fee of Four Hundred Dollars (\$400.00).
7. Every application for a subdivision shall be charged a fee of Five Hundred Dollars (\$500.00), plus One Hundred Dollars (\$100.00) per lot created, plus a 2% administration fee. *Note: the administration fee will be based on a certified estimate of construction value for off-site and on-site municipal services, payable at Final Approval.*

There shall be no refunds except:

- a) when an application which requires statutory advertising is refused or withdrawn prior to advertising the required notice in a newspaper; or,
- b) when a 'Zoning Amendment Application for Short-Term Rental' form is received, accepted by Council, and processed through to completion of a Public Hearing.

The amount of refund in the above situations shall be Four Hundred Dollars (\$400.00).

**Schedule “G” to
Village of Chase Fees and Charges Bylaw No. 820-2016**

FEES PAYABLE FOR THE BUSINESS LICENSING PERIOD (Amending Bylaw No. 854)

Category	Description	Annual Fee	Renewal Period Discount Rate	Pro-rated Fee after July 31st (new licences only)
Business - General		\$125	\$100	\$62.50
Businesses not based in Chase and not falling into any other category	n/a	\$125	\$100	\$62.50
Home Occupation	Based in residence	\$80	\$64	\$40
Home Occupation – Mobile Operator	Operates from temporary locations	\$80	\$64	\$40
Short Term Rental - minor	Less than 3 guest rooms	\$125	\$100	\$62.50
Short Term Rental - major	More than 2 guest rooms, or a guest suite	\$175	\$140	\$87.50
Building Rentals	3 or more units	\$125	\$100	\$100
Direct Sales	Soliciting	\$340	\$272	\$170
Circus, horse show, dog show, or other itinerant show/exhibition or entertainment	n/a	Daily License Fee \$75	n/a	n/a

Transfer and Change Fees

- | | | |
|----|--|---------|
| 1. | To transfer a license from one location to another | \$20.00 |
| 2. | To change the owner and/or the name of the business on a license | \$20.00 |

ZONING AMENDMENT APPLICATION for
SHORT TERM RENTAL (STR)

All questions must be answered for this application to be accepted.

1. Is this application for: <input type="checkbox"/> Guest Room(s) rental use; <input type="checkbox"/> Guest Suite rental use; or <input type="checkbox"/> Whole house rental use		
2. How Many Guest Rooms will be for rent? _____		
3. Is the subject property your Principal Dwelling	YES	NO
4. Is there a secondary suite in your house? a. If Yes, is it: <input type="checkbox"/> Attached? <input type="checkbox"/> Detached? b. If Yes, will it be part of the short-term rental you are applying for? <input type="checkbox"/> Yes <input type="checkbox"/> No	YES	NO
5. Please include a floor plan sketch of your home that includes all bedrooms, egress routes. Please attach a drawing (recommended) to your application.		
6. Please include a sketch of your property that includes all parking spaces, vehicle access and egress routes. Please attach a drawing (recommended) to your application.		
7. The BC Building Code (Div A, Part 1 S 1.2.1.2) states that it is the <u>owner's ultimate responsibility</u> to conform to the Code. Do you understand that it is your responsibility to ensure the property is in substantial compliance with the current versions of the BC Building and Fire Codes?	YES	NO

ACKNOWLEDGEMENTS – All initial/signature boxes must be completed by the applicant

<p>1) I acknowledge that if this zoning amendment application is successful, I am responsible for compliance with the current edition of the British Columbia Building Code, all associated Bylaws and any other applicable enactments, codes, regulations or standards relating to the STR.</p> <p style="text-align: right;">Initial: _____</p>		
<p>2) I understand and agree that I must provide any required additional parking spaces at the subject property for the use of guests and that I must ensure that these on-site parking spaces are available to be useable parking spaces at all times for STR guests.</p> <p style="text-align: right;">Initial: _____</p>		
<p>3) I understand that I must update the Village with current owner or agent contact information who is able to respond to communications from the Village regarding my STR at any time.</p> <p style="text-align: right;">Initial: _____</p>		
Applicant Name:	Applicant Signature	Date

Preliminary Public Consultation: Short Term Rentals

This “*Preliminary Public Consultation: Short Term Rentals*” is intended to assist applicants with making neighbours aware of their plans early in the process. It is also an opportunity for applicants to become aware of concerns that neighbours may have and try to respond to them. Some applicants also choose to canvass the neighbourhood and seek indications of support for the proposal. This type of consultation is not a legal requirement but is encouraged. It is intended to help ensure that consultation is undertaken in a consistent manner that will serve to provide Council with a clear understanding of public opinion regarding your application. Provided here for your convenience is:

- A template *Letter of Introduction* for your use.
- A response confirmation and opinion spreadsheet

Letter of Introduction **Short-Term Rental**

Date:

Dear Neighbour:

I live at _____ and have made a zoning amendment application to Village Council to use my property for **short-term rentals**.

This application requires approval by Village Council. Prior to Village Council considering our application, we are providing this information package to neighbours that explain our plans.

We are seeking an indication of whether you support our proposal. There is no obligation for you to state any position now. A mandatory Public Hearing will occur before Council can consider this application. If you live within 50m of our property you will receive additional notification from the Village regarding the Public Hearing details.

Yours truly,

Name:

Address:

Phone:

Email:

Re: Short term rental at:

Please Note: This form will become part of the Public Hearing information to Village Council. If you do not wish to be identified, please do not include your name on the form, only your address.

I have reviewed the material presented with this package and have indicated my position below.

	Name	Address (Address of property owned in the affected area, if not the same)	Please Check One		Please SIGN below to indicate your position.			Date
			Owner	Tenant	I am in support	Neutral	I am opposed	
1								
Comment:								
2								
Comment:								
3								
Comment:								
4								
Comment:								
5								
Comment:								
6								
Comment:								
7								
Comment:								
8								
Comment:								
9								
Comment:								



Village Of Chase

Administrative Report

TO: Mayor and Council

FROM: Director of Corporate Operations

DATE: 2 November 2022

RE: Zoning Amendment – Secondary Suite, 622 3rd Avenue

ISSUE/PURPOSE

To amend Zoning Bylaw 683-2006 by changing the zoning designation at 622 3rd Avenue from *R-1, Low Density Residential* to *R-1SS, Low Density Residential with Secondary Suite*. The applicant intends to operate a *Short-Term Rental* in the suite.

OPTIONS

1. Accept the application and process the application 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 and a partial refund will be provided. Alternatively, Council can accept the application, proceed with consideration of an amendment to the bylaw, to be followed by a Public Hearing on the matter. This is the recommended option.

HISTORY/BACKGROUND

Chase currently has 2 short-term rental (STR) properties, one located on 3rd Avenue, and one on Arbutus Street. There was previously a whole-house STR on Aylmer Road, however the owners were unwilling to comply with the zoning bylaw, ceased STR activities and sold the property to a new owner occupying for personal use only. There are 2 other active zoning amendment applications for STRs.

There is a concurrent Business Licence application by the property owner for their STR. The applicant now intends to secure zoning, and once secured a business licence can be issued in accordance with Village of Chase bylaws, and Airbnb rules.

DISCUSSION

The proposed additional use of STR on the subject property conforms to the Official Community Plan; section 12.2.1.13 to “*Permit short-term rental accommodations provided that they are a secondary use to a residential function.*”

Council was clear in their intentions when STRs were added to the zoning bylaw as a permitted use, in that renting rooms could only be secondary or ancillary to the primary use of residential housing. Whole house rentals are prohibited. Permanent residents must occupy at least 60% of the house. This allows homeowners the opportunity for additional household income (i.e. ‘mortgage helper’), and research also suggests that host-guest interactions can contribute to reducing loneliness for both groups thus enhancing their respective wellbeing.

In turn, STRs also support the local tourism industry by giving our visitors more options for their stay, and also the business community when outside talent requires short-term accommodations.

Included in this Report to Council is:

- Application
- Property Information Report

FINANCIAL IMPLICATIONS

The applicant has paid for the zoning amendment application. If the application is successful, the applicant will also be required to purchase a Business License.

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 50m 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 proposed residential use of the land is consistent with Chase’s OCP particularly section 12.2.1.13 as stated above.

RECOMMENDATION

THAT the zoning amendment application for 622 3rd Avenue be accepted, and Administration be directed to process the application, and draft a zoning amendment bylaw.

Respectfully submitted,

Approved for Council Consideration by CAO

**ZONING AMENDMENT APPLICATION for
SHORT TERM RENTAL (STR)**

All questions must be answered for this application to be accepted.		
1. Is this application for: <input type="checkbox"/> Guest Room(s) rental use; <input checked="" type="checkbox"/> Guest Suite rental use; or <input type="checkbox"/> Whole house rental use		
2. How Many Guest Rooms will be for rent? <u>3</u>		
3. Is the subject property your Principal Dwelling	<input checked="" type="radio"/> YES	<input type="radio"/> NO
4. Is there a secondary suite in your house? <u>Not full kitchen facilities</u>	<input checked="" type="radio"/> YES	<input type="radio"/> NO
a. If Yes, is it: <input checked="" type="checkbox"/> Attached? <input type="checkbox"/> Detached? b. If Yes, will it be part of the short-term rental you are applying for? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No		
5. Please include a floor plan sketch of your home that includes all bedrooms, egress routes. Please attach a drawing (recommended) to your application. <u>Sean has this with our other application</u>		
6. Please include a sketch of your property that includes all parking spaces, vehicle access and egress routes. Please attach a drawing (recommended) to your application. <u>Sean has already with other application</u>		
7. The BC Building Code (Div A, Part 1 S 1.2.1.2) states that it is the <u>owner's ultimate responsibility</u> to conform to the Code. Do you understand that it is your responsibility to ensure the property is in substantial compliance with the current versions of the BC Building and Fire Codes?	<input checked="" type="radio"/> YES	<input type="radio"/> NO

ACKNOWLEDGEMENTS – All initial/signature boxes must be completed by the applicant

1) I acknowledge that if this zoning amendment application is successful, I am responsible for compliance with the current edition of the British Columbia Building Code, all associated Bylaws and any other applicable enactments, codes, regulations or standards relating to the STR.

Initial: KCR

2) I understand and agree that I must provide any required additional parking spaces at the subject property for the use of guests and that I must ensure that these on-site parking spaces are available to be useable parking spaces at all times for STR guests.

Initial: KCR

3) I understand that I must update the Village with current owner or agent contact information who is able to respond to communications from the Village regarding my STR at any time.

Initial: KCR

Applicant Name: <u>Kelly Rolfe</u>	Applicant Signature <u>K Rolfe</u>	Date <u>Sept 27/22</u>
---------------------------------------	---------------------------------------	---------------------------

RECEIVED
Village of Chase

SEP 27 2022

Original _____
File _____
Copy _____
Agenda _____

SEP 02 2022

VILLAGE OF CHASE

Application for Zoning Bylaw and/or
Official Community Plan Amendment

Original _____
File _____
Copy _____
Agenda _____

1. Registered property owner's name, address and telephone number
Kelly Rolfe, 622 3rd Avenue Chase, 780-718-1130
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
Plan: KAP28697 Lot: A DL# 517 PID: 004-491-238
4. Approximate area of subject property
Land: 0.264 acres House (upper level)-1600Ft², basement-1300Ft²
5. Existing use of subject property
Private dwelling (1 total living space, basement not yet suited)
6. Existing use of adjacent property
Private dwellings
7. Detailed description including drawings, of the project or situation necessitating your application. Please provide additional pages as necessary.
See attached. We wish to suite and rent out our basement (long term rental)
8. Zoning Designation
 - Existing R-1
 - Proposed R-1SS
9. Official Community Plan Designation
 - Existing Residential
 - Proposed No change
10. Is the subject property within the floodplain of the Little Shuswap Lake, South Thompson River or Chase Creek?

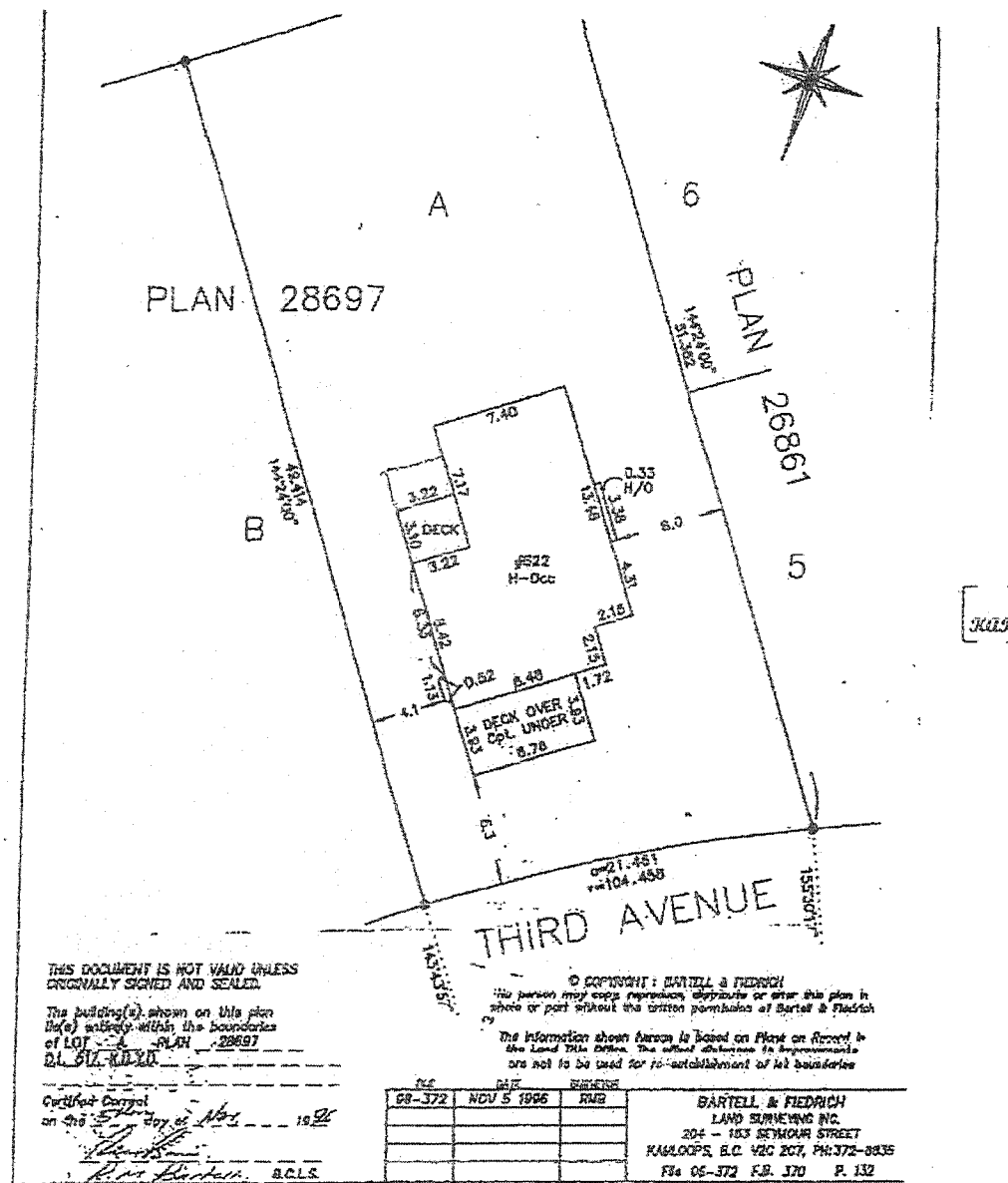
_____ Yes
_____ ☒ No

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

K Rolfe
Signature of Owner or Agent

Sept 6, 2022
Date

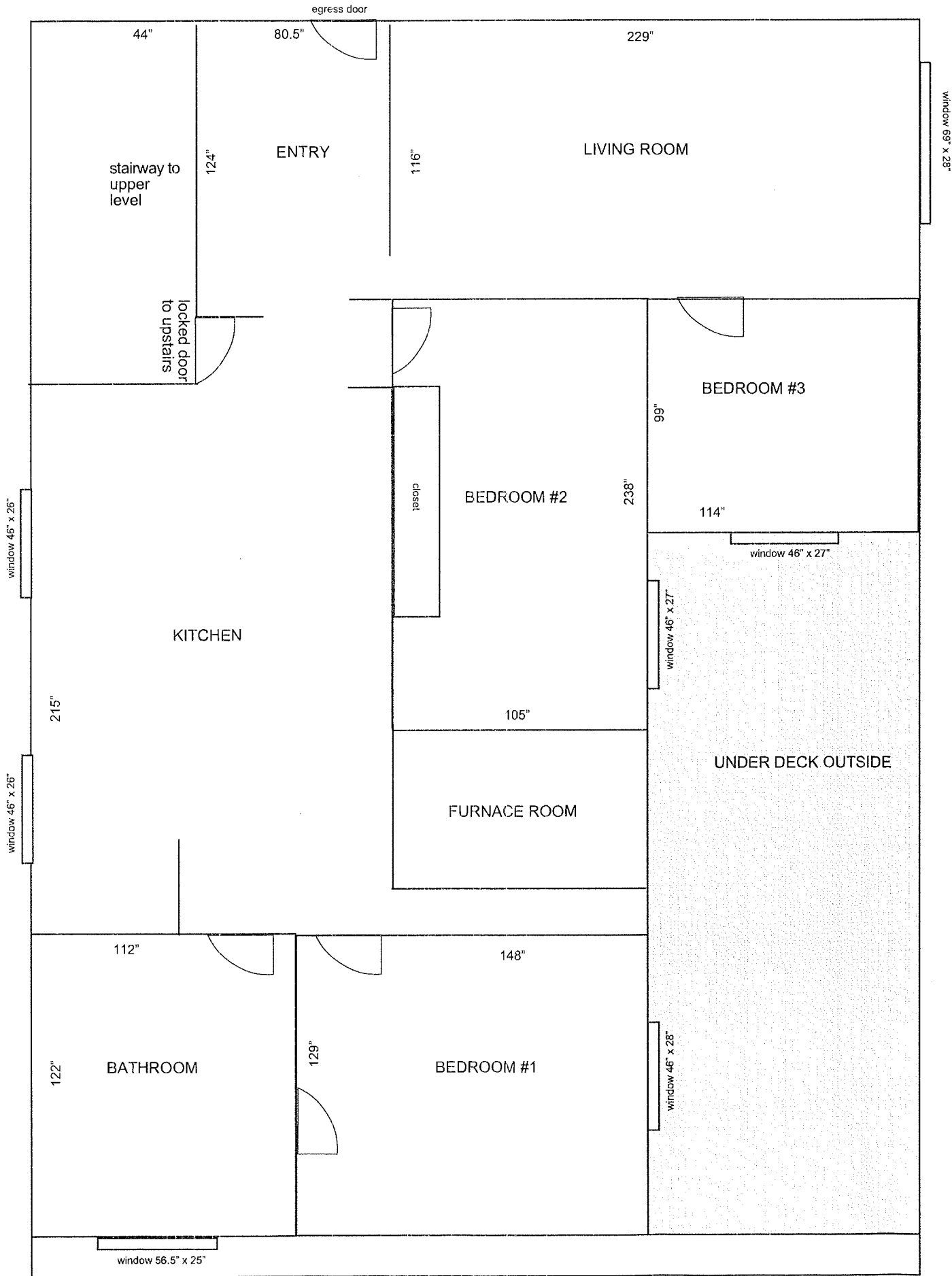
Note: Please see attached sheet for additional information to be included with application



Lot B
Plan 2840

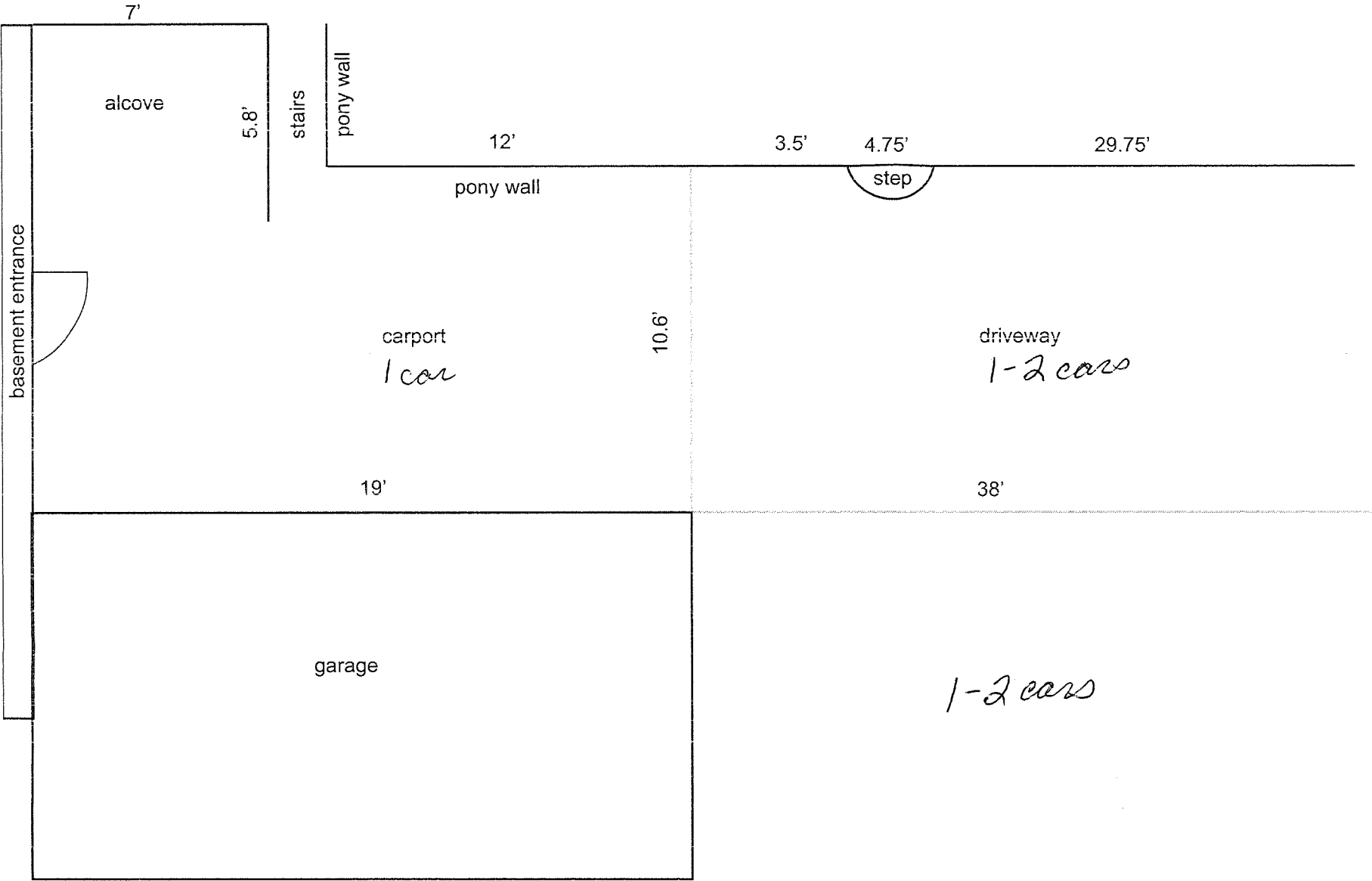


WALKOUT BASEMENT



OUTSIDE

stairs to main floor





Property Information Report

Report Generated on: November 02, 2022 12:01:35 AM

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

622 Third Ave

Parcel Description & Location

[More Details](#)

Legal Description:

LOT A DISTRICT LOT 517 KAMLOOPS DIVISION YALE DISTRICT
PLAN 28697

Plan Number:

KAP28697

Parcel Type (Class):

SUBDIVISION

Owner Type:

PRIVATE

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

Square Meter:

1070.25

Acre:

0.264

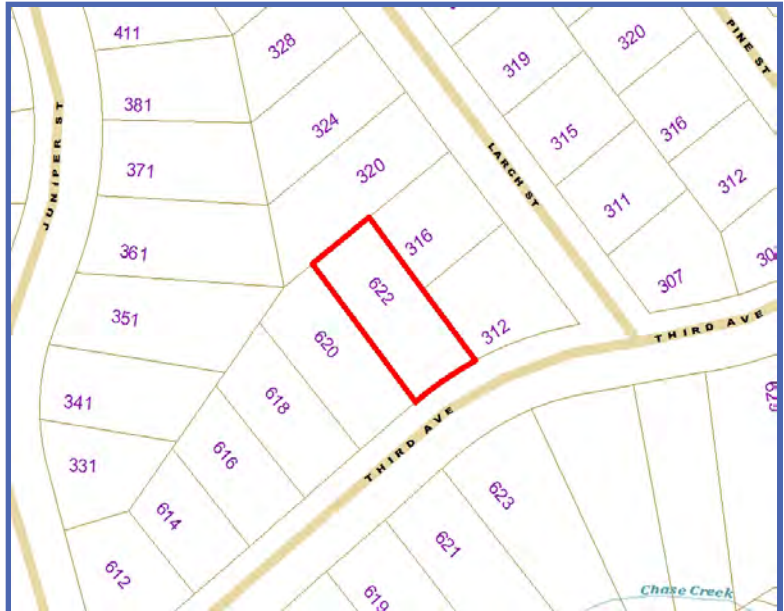
Hectare:

0.107

Community: Chase

Local Authority: Village of Chase

School District: Kamloops/Thompson



TNRD Services

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

[More Details](#)

Water Service: N/A

Sewer Service: N/A

Fire Protection: N/A

Future Debt (Loan Authorization)

(For enquiries, contact the Local Authority)

[More Details](#)

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

Planning & Zoning

(For enquiries, contact the Local Authority)

[More Details](#)

Zoning Bylaw: 683

Zoning: R-1

Lakeshore Development Guidelines (Intersect): Yes

Lake Name: Little Shuswap Lake

Lake Classification: Development Lake, Special Case Lake

Fringe Area: N/A

Floodplain Information: Refer to Local Government floodplain regulation.

Site Specific Zoning: Contact Local Authority

Development Permit Area: N/A

Official Community Plan Name: CONTACT LOCAL AUTHORITY

OCF Designation: CONTACT LOCAL AUTHORITY

Agriculture Land Reserve (Intersect): No

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

Post-Wildfire Geohazard Risk Restrictions: Unknown

Development Applications & Permits

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

[More Details](#)

Folio:	Development Application Number:	Development Application Type:	Status:
Folio:	File Number:	Application Date:	Issued Date:
512.00411.301	BP013449	Mar 12, 2014	Apr 23, 2014
	Completion Date:	Status:	
	Nov 02, 2017	COMPLETED	
	Type of Construction:		
	Construct a single family dwelling		

BC Assessment

(For enquiries, contact BC Assessment Authority)

[More Details](#)

Folio:	Land Title PID:	Assess Year:	Land:	Improvement:	Property Class:
512.00411.301	004-491-238	2021	\$113,000.00	\$300,000.00	1-Res
Folio:	Actual Use:	Manual class:			
512.00411.301	SINGLE FAMILY DWELLING	1 STY SFD-AFTER 1960-MOD. STD			

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