



AGENDA

Regular Meeting of the Council of the Village of Chase
to be held in the Council Chamber at the Village Office, 826 Okanagan Avenue, and via Zoom
on October 24, 2023 at 4:00 p.m.

Join the meeting from your computer, tablet or smartphone:

<https://us02web.zoom.us/j/84429528550?pwd=RnNrbnAyM0R0OUpsb2FCWkh5RERhUT09>

Or join the meeting using your phone:

Dial: 1-778-907-2071

Meeting ID: 844 2952 8550

Passcode: 959484

1. CALL TO ORDER

Mayor to announce that November 8 is National Aboriginal Veterans Day

2. ADOPTION OF AGENDA

Resolution:

“THAT the agenda of the October 24, 2023 Regular Meeting be adopted as presented.”

3. ADOPTION OF MINUTES

3.1 Minutes of the October 10, 2023 Regular Meeting

Pages 1-3

Resolution:

“THAT the minutes of the October 10, 2023 Regular Meeting 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

Oncore – Low Income Housing for Seniors

Mona Murray, of Encore Seniors Society, and Garry Limpright and Shirley Culver, will present on the proposed affordable seniors housing project.

Letter dated October 19, 2023 from Oncore Seniors Society

Pages 4-8

7. REPORTS

a) Mayor and Council Reports

8. UNFINISHED BUSINESS

8.1 2-Year Permissive Tax Exemption Bylaw 931-2023

Pages 9-10

This bylaw has received 3 readings and been advertised according to section 227 of the *Community Charter*.

Recommendation:

“THAT the 2024 through 2025 Village of Permissive Tax Exemption Bylaw 931-2023 be adopted.”

8.2 4-Year Permissive Tax Exemption Bylaw No. 932-2023 Page 11

This bylaw has received 3 readings and been advertised according to section 227 of the *Community Charter*.

Recommendation:

“THAT the 2024 through 2027 Permissive Tax Exemption Bylaw No. 932-2023 be adopted.”

9. NEW BUSINESS

9.1 Development Variance Permit DVP #2-2023, 316 MacPherson Street Pages 12-19

Report from the Director of Corporate Operations

Recommendation:

“THAT Council accept the application and direct Administration to draft a Development Variance Permit, and initiate the referral process.”

9.2 Development Variance Permit DVP #3-2023, 1182 Currie Avenue Pages 20-24

Report from the Director of Corporate Operations

Recommendation:

“THAT Council accept the application and direct Administration to draft a Development Variance Permit, and initiate the referral process.”

9.3 Oncore Seniors Society – Affordable Seniors Housing Pages 25-32

Past Report (September 3, 2020) from the Corporate Officer

Recommendation:

Council direction is requested

9.4 Art Holding Memorial Arena - Budget Amendment Pages 33-34

Report from the CFO

Recommendation:

“THAT Council authorize a budget amendment by increasing the “Capital Building Maintenance” for the Arena by \$50,000 and by increasing the ‘Transfer from capital surplus’ by \$50,000 to fund the additional expenses necessary at the Arena.”

9.5 Indigenous Cultural Safety and Cultural Humility Training Grant Pages 35-36

Report from the CFO

Recommendation:

“THAT Council approve the submission of a grant application to the Community Emergency Preparedness Fund under the *Indigenous Cultural Safety and Cultural Humility Training* program to secure funding to a maximum of \$30,000, to facilitate training opportunities for the Village staff and elected officials.”

9.6 Coorespondence from the Chase Environmental Action Society Pages 37-41

Letter dated September 29, 2023 from the Society

Recommendation:

“THAT the coorespondence from the Chase Environmental Action Society be received as information.”

10. NOTICE OF MOTION

11. OPPORTUNITY FOR PUBLIC TO SPEAK ON MUNICIPAL MATTERS

This opportunity is for members of the gallery to provide input on any municipal matter.

12. IN CAMERA

None

13. RELEASE OF IN CAMERA ITEMS

14. ADJOURNMENT

Resolution:

“THAT the October 24, 2023 Regular Meeting be adjourned.”



MINUTES

of the Regular Meeting of the Council of the Village of Chase
held in the Council Chamber at the Village office at 826 Okanagan Avenue, and via Zoom
on Tuesday, October 10, 2023 at 4:00 p.m.

PRESENT: Mayor David Lepsoe
Councillor Colin Connett
Councillor Ron Harder
Councillor Jane Herman
Councillor Fred Torbohm

In Attendance: Sean O'Flaherty, Corporate Officer
Deb Lovin, Chief Financial Officer

Regrets: Joni Heinrich, Chief Administrative Officer

Public Participants: 4 in-person, 0 virtual attendees

1. CALL TO ORDER: 4:00 p.m.

Mayor Lepsoe proclaimed October 2023 as *Foster Family Month* in the Village of Chase.

Mayor Lepsoe announced the resignation of Councillor Ron Harder, effective once a new council member is elected.

2. ADOPTION OF AGENDA

Moved by Councillor Connett

Seconded by Councillor Herman

"THAT the agenda of the October 10, 2023 Regular Meeting be adopted as presented."

CARRIED

#2023/10/10_001

3. ADOPTION OF MINUTES

3.1 Minutes of the September 26, 2023 Regular Meeting

Moved by Councillor Torbohm

Seconded by Councillor Herman

"THAT the minutes of the September 26, 2023 Regular Meeting be adopted as presented."

CARRIED

#2023/10/10_002

3.2 Minutes of the September 27, 2023 Special Meeting

Moved by Councillor Herman

Seconded by Councillor Connett

"THAT the minutes of the September 27, 2023 Special Meeting be adopted as presented."

CARRIED

#2023/10/10_003

4. PUBLIC HEARINGS

None

5. PUBLIC INPUT ON CURRENT AGENDA ITEMS

Blaine Covington 420 Juniper Street regarding item 9.1

- 560 Shuswap Avenue is a terrible location for cannabis retail
- Not enough parking, congested intersection
- Location is adjacent to the senior's centre and across from Community Hall

6. DELEGATIONS

None

< Councillor Harder joined the meeting via Zoom >

7. REPORTS

a) Mayor and Council Reports

Mayor Lepsoe

- September 27 - participated in the *Raise a Reader* event
- October 2 – participated in the *Every Child Matters* walk
- October 3 – attended the Festival Society's 2023 wrap-up meeting

Councillor Connett

- September 27 – met with some residents about potholes

Councillor Harder

- Announced his resignation from Council effective once a replacement is secured. Apologized to the public, Council and staff about this decision

Councillor Herman

- September 27 - participated in the *Raise a Reader* event
- October 2 – participated in the *Every Child Matters* walk
- October 3 – attended the Festival Society's 2023 wrap-up meeting

Councillor Torbohm

- Regular duties, checking emails, reading agendas

Moved by Councillor Torbohm

Seconded by Councillor Herman

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

CARRIED

#2023/10/10_004

8. UNFINISHED BUSINESS

8.1 Shepherd Road Watermain – Gas Tax

Moved by Councillor Torbohm

Seconded by Councillor Connett

“THAT Council authorize a budget amendment by increasing the “Capital Expenditures-water” by \$6,000, and by increasing the “Transfer from Reserves - Gas Tax Reserve” by \$6,000; AND,

THAT Council approve the modified contract amount for the 2023 Shepherd Road Watermain Expansion project to Extreme Excavating Ltd. to a total of \$101,000.”

CARRIED

#2023/10/10_005

8.2 845 Thompson – Request of Village to pay for sewer main extention

Moved by Councillor Herman

Seconded by Councillor Torbohm

“THAT Council deny the request from the owners of 845 Thompson Avenue, for the Village to provide for and install a public municipal sewer main extension to their private property.”

CARRIED

#2023/10/10_006

Councillor Connett and Harder OPPOSED

9. NEW BUSINESS

9.1 Canabis Retail Store

Moved by Councillor Torbohm

Seconded by Councillor Connett

“THAT a decision on the application for a Cannabis Retail licence at 560 Shuswap Avenue be deferred for comment from the local RCMP and the Creekside Seniors.”

CARRIED

#2023/10/10_007

10. NOTICE OF MOTION

None

11. RELEASE OF IN CAMERA ITEMS

None

12. IN CAMERA

None

13. ADJOURNMENT

Moved by Councillor Connett

Seconded by Councillor Harder

“THAT the October 10, 2023 Regular Meeting be adjourned.”

CARRIED

#2023/10/10_008

The meeting concluded at 4:30 p.m.

David Lepsoe, Mayor

Sean O’Flaherty, Corporate Officer



October 19, 2023

Village of Chase
Box 440, 826 Okanagan Ave.
Chase, BC, V0E1M0

Attention: Mayor and Council:

Re: 221 Shepherd Rd, Chase BC
Legal Description 1 PL 20201 DL 517 EXC PL KAP4944

Dear Mayor and Council:

On behalf of Oncore Seniors Society, I am writing to express our Society's interest in developing affordable Seniors Housing in the Village of Chase.

In September of 2020, Oncore Seniors Society sent a letter to the Village of Chase – see attached. The Village Council approved our request and commissioned a Housing Needs Assessment by Urban Systems which was completed in November 2020. We are attaching pages 42 – 45 of that report for reference. Based on the report, Oncore submitted a proposal to B. C. Housing in January 2021 in response to a request for proposals under the Community Housing Fund (CHF) program. Later that year B. C. Housing advised the outcome of the request for proposals however Oncore was not successful due to the significant number of proposals received and the limited funds that were available from B. C. Housing.

Since that time, Oncore was successful in receiving funding for 12 units for Developmentally Disabled Adults plus a common room in a new building located at 444 St. Paul Street in Kamloops. As well, B. C. Housing assisted Oncore in acquiring a 52-unit apartment building in Kamloops to provide affordable housing for Seniors with rents geared to income rather than at market rental rates. Both projects have been successful, and B. C. Housing is pleased with the outcome. We have included below an updated list of the properties owned and managed by Oncore Seniors Society.

As you are likely aware, B. C. Housing went through a transition stage over the past two years and thus no new projects were being considered during that time. We have now been advised that B. C. Housing has just sent out another request for proposals with a submission date of November 17, 2023, to consider funding for projects under the Community Housing Fund. Oncore would like to again submit a proposal for seniors housing in Chase at 221 Shepherd Road as was previously approved by the Village of Chase for seniors housing. Therefore, we are requesting your consideration to provide our Society with a nominal leasehold interest to develop affordable seniors housing for Chase low-income seniors.



If the Village of Chase would approve our request for land with a nominal leasehold interest, Oncore would update our previous submission package for submission to BC Housing by November 17, 2023, for consideration under the Community Housing Fund.

The Community Housing Fund provides financing, grants and subsidies to Non-Profit Organizations for the provision of subsidized housing for target populations. Our intention would be to develop up to 40 housing units along with a common room for social events by the residents.

Oncore Seniors Society of Kamloops BC is a successful affordable housing developer and operator. We provide safe, secure, seniors housing including a variety of amenities and services based on the target group. The following provides a summary of background, vision and our current portfolio.

Background:

Oncore Seniors Society was formed in the fall 2013 by the amalgamation of River City Seniors Society and Seniors Outreach Services Society. River City Seniors Society was originally established in the mid-1960s as a men's boarding house which eventually became Thrupp Manor. In 2011 Thrupp Manor was demolished, and the residents moved to the new and expanded RiverBend Seniors Community, operated by Oncore Seniors Society.

Vision:

Oncore provides more than just housing. We aspire to develop a sense of community for residents through housing design, services, amenities and experiences that will contribute to a healthy and fulfilling lifestyle for those we serve. Oncore considers all opportunities to provide affordable housing for low-income seniors within a 2 hour radius of Kamloops and Prince George.

Portfolio:

Kamloops- RiverBend	60 units
Kamloops - Mayfair	26 units
Prince George- RiverBend	66 units
Kamloops – 444 St. Paul Street	12 units
Kamloops – Silvercrest Apts.	52 units
Total Portfolio	216 units



More information can be found on the website for Oncore Seniors Society at www.oncoreseniorssociety.ca.

Thank you for the opportunity to present this request and we look forward to any questions or comments that you may have.

Yours truly,

A handwritten signature in blue ink, appearing to read "Mona M. Murray". The signature is fluid and cursive, with a large loop at the end.

Mona M. Murray
Chair of the Board of Directors
Oncore Seniors Society

Cc: Sean O'Flaherty, Corporate Officer
James Weldon, JTW Consulting

7 SUMMARY AND NEXT STEPS

The Village of Chase is in a unique position to plan for future housing. There are potential housing projects in development which could soon greatly impact both supply and local housing requirements. It is understood that there is one development at the moment, Whitfield Landing, which will ultimately have 70 lots available for modular homes and has sold a significant portion already while a 17-unit townhouse project is in development. Another apartment building and residential lot development also on the horizon. These projects would accommodate the projected 14 anticipated households up until 2025 and accommodate demand related to in-migration.

Retirees living in Kamloops or other, more expensive urban centres, may see an opportunity to sell their property and buy a home in Chase. Families also facing a housing crunch, either not able to move from renting to ownership, or to find an adequately sized home at their price point, may also look to a smaller community with lower housing costs. The housing conditions in nearby cities such as Kamloops or Salmon Arm (another city facing a housing affordability challenge), will have an impact on the demand for housing in Chase. On the one hand, the housing demand in nearby cities may be a boon to housing developers looking to attract people to Chase, while on the other it may lead to rising housing prices as pressure is exerted on housing stock availability in the region in general. The housing situation could also be greatly influenced by the potential development of an alternate access to Sun Peaks which would significantly reduce the distance to Sun Peaks from Chase and enhance Chase's status as a tourism community as well as place with great access to lifestyle amenities.

Housing stock in Chase right now consists of a majority of single family homes, with the remainder a mix of attached dwellings (e.g. row housing, low-rise apartments). The majority of homes (71%) are either two or three-bedroom. The average assessed value of a single-family home in 2019 was just under \$330,000, with multi-unit dwellings ranging from \$135,000 to high \$200,000s, and manufactured homes close to \$100,000. Median incomes in Chase, for couples with and without children in particular, make home ownership in Chase relatively affordable. For the majority of these households, the primary concern could be that they are unable to find housing which is large enough to accommodate a growing family, considering the high number of two or three-bedroom homes. It could also be challenging to find newer homes, given that a large number of homes were built pre-1980.

The research indicates that there are both owner and renter households however which face challenges of affordability. For lone parent families and individuals, home ownership for most types of dwellings, with the exception of apartments and manufactured homes, is costly, if not prohibitive. Renting can be more affordable, however incomes for renters place a number of households in the extreme housing need category, spending over half of their income on rent, and potentially living in inadequate or unsuitable housing.

A community characteristic which is already impacting housing in Chase and is set to do so more in the future, is the aging demographic. Population projections are suggesting that the median age is rising and the proportion of residents over 65 is going up each year. To ensure that these residents are able to age in the community, in their own homes and/or in homes with assistance, the need for accessible housing (e.g. apartments with elevators or small homes with level entry) will only increase.

Providing appropriate housing for seniors will enable right-sizing for empty nesters, ensure safety, reduce outdoor upkeep (e.g. driveway shovelling), and also free up single-family homes for new families. Adding long-term housing to the range of housing available would further extend the options available for families and seniors who want to stay in Chase. The Province of BC recently announced that Interior Health would be receiving 495 long-term care beds over the next five years. Kamloops will benefit from 100 of these beds although the exact location of beds has not yet been decided, so there may be some flexibility in locating some in surrounding communities.

Chase is in a position similar to many other communities in BC where housing affordability and supply are being challenged by pressure on the housing market and aging demographics. If the Village of Chase aims to maintain a community where diverse housing is inclusive of seniors, new as well as established families, those of means as well as those with limited means, there are a range of strategies which can be employed. To explore a range of strategies, the following next steps are suggested:

1. Zoning

As a municipality, the main tools available to the Village are related to zoning. Options could include:

- Creating a special type of zone for a particular type of housing (e.g. tiny homes). The District of Clearwater for example has pre-emptively zoned an area for tiny homes. Tiny homes have been a popular way for single people or couples to own their own homes while avoiding hefty mortgages.
- Being open to creative housing ideas from community groups, societies, or developers which may not align with zoning as it is currently.
- Expanding options for secondary suites or detached suites to encourage home owners to create rental housing stock.
- Encouraging developers to be aware of median incomes in Chase in order to tailor their housing prices to these levels.
- Encouraging developers to include affordable or rent-geared-to-income²³ housing in new development. In larger urban centres such as Vancouver, incentives are provided to developers who will include affordable housing in their housing development.
- Encouraging or providing incentives for developers to build purpose-built rental housing.

2. Advocate for Housing Needs

The Housing Needs Assessment has provided qualitative and quantitative evidence of a range of needs including a need for affordability, the need to accommodate new and growing families, the need for rentals, and the need to accommodate retirees' and seniors' changing housing needs. Advocating could take a few different forms, including:

²³ According to BC Housing, 30% of household total gross income, subject to minimum rent based on the number of people. <https://www.bchousing.org/housing-assistance/rental-housing/subsidized-housing>

VILLAGE OF CHASE

Bylaw No. 931-2023

A Bylaw to provide for Permissive Tax Exemptions for the years 2024 and 2025

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

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

1. The following assessments shall be 100% exempted (unless otherwise noted) from taxation for the taxation imposed under Section 224 (2)(b) of the Community Charter for the year 2024 and 2025:
 - a) Chase and District Curling Club
District Lot 517, Plan KAP19733, KDYD
PID 012-870-285 (Folio 00096.025)
Exempt all land and improvements utilized for the purposes of the Club.
 - b) Chase Creekside Seniors Organization, Lease/Permit/License #343509,
Block A, District Lot 517, Plan KAP514, KDYD
PID 012-290-246 (Folio 00105.000)
Exempt all land and improvements utilized for the purposes of the Organization.
 - c) Chase & District Lions Community Club
Portion of Lot 1, District Lot 517, Plan 43085 and Portion of Plan B264 except Plan A 18415 and Plan A 1315 (the lands identified in Schedule A of the lease dated 14 April 2015)
(Portion of Folio 00402.011 and 00402.600)
Exempt all land and improvements utilized for the purposes of the Club.
 - d) Chase and District Chamber of Commerce
K.D.Y.D, Dedicated Roadway Between Shuswap Ave & CPR Right-Of-Way
located on Village of Chase Right-of-Way, West of Aylmer Road (Folio 00660.000)
Exempt all lands and improvements utilized for the purposes of the organization.
 - e) Chase & District Recreation Centre Society (Arena)
Lot 1, District Lot 517, K.D.Y.D., Plan 20201, Except Plan KAP49449,
all leased to the Chase & District Recreation Society; except that portion leased to Chase Canyon
Eco-Adventures for the operation of a Zip-Line business. (Folio 00011.020)
Exempt all lands and improvements utilized for the purposes of the organization.
 - f) Chase and District Museum and Archives Society
Lot 6, District Lot 517, Plan KAP1467, KDYD
PID 004-971-531 (folio 00342.000)
Exempt all lands and improvements utilized for the purposes of the society.

2. The following assessments shall be 100% exempted (unless otherwise noted) from taxation for the taxation imposed under Section 224 (2)(a) of the Community Charter for the year 2024 and 2025:
 - a) Royal Canadian Legion Branch 107
Lot A, District Lot 517, Plan 37207, KDYD
PID 004-896-955 (Folio 00058.100)
Exempt all lands and improvements utilized for the purposes of the Legion.
3. The following assessments shall be 100% exempted (unless otherwise noted) from taxation for the taxation imposed under Section 224 (2)(i) and Section 225 (2)(e) of the Community Charter for the year 2024 and 2025:
 - a) Chase & District Recreation Centre Society-Sunshore Golf Course
Lot A, District Lot 517, Plan KAP82245
PID 026-854-449 (Folio 00516.005)
Exempt all Class 6 & 8, lands and improvements utilized for the purposes of the Golf Course.
4. This bylaw may be cited as “The Village of Chase 2024 Permissive Tax Exemption Bylaw No. 931-2023”.

READ A FIRST TIME THIS **26th** DAY OF **September**, 2023

READ A SECOND TIME THIS **26th** DAY OF **September**, 2023

READ A THIRD TIME THIS **26th** DAY OF **September**, 2023

ADOPTED THIS ____ DAY OF _____, 2023

David Lepsoe, Mayor

Sean O’Flaherty, Corporate Officer

VILLAGE OF CHASE

Bylaw No. 932-2023

A Bylaw to provide for Permissive Tax Exemptions for the year 2024, 2025, 2026 and 2027

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

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

1. The following assessments shall be exempt from taxation for the taxation imposed under Section 224 (2) of the Community Charter for the years of 2024, 2025, 2026 and 2027. These properties are statutorily exempt under section 220(1)(h) (buildings for public worship) and are 100% exempted from property taxation under section 224(2)(f) for the years 2024, 2025, 2026 and 2027:
 - a) Chase Evangelical Free Church
Lot A, District Lot 517, Plan KAP41858, KDYD
PID 014-902-486 (Folio 00010.005)
Exempt all lands utilized for the purposes of the Church.
 - b) Jehovah's Witness Congregation
Lots 17-20, Block P, District Lot 517, Plan KAP514, KDYD
PID 012-295-965, PID 012-295-981, PID 012-295-990, and PID 012-296-015 (Folio 00242.100)
Exempt all lands utilized for the purposes of the Church.
 - c) Roman Catholic Bishop of Kamloops
Lot B, District Lot 517, Plan KAP36502, KDYD
PID 003-648-168 (Folio 00362.010)
Exempt all lands and auxiliary improvements utilized for the purposes of the Church.
2. This bylaw may be cited as "The Village of Chase 2024 Permissive Tax Exemption Bylaw No. 932-2023".

READ A FIRST TIME THIS **26th** DAY OF **September**, 2023

READ A SECOND TIME THIS **26th** DAY OF **September**, 2023

READ A THIRD TIME THIS **26th** DAY OF **September**, 2023

ADOPTED THIS ____ DAY OF _____, 2023

David Lepsoe, Mayor

Sean O'Flaherty, Corporate Officer



VILLAGE OF CHASE Administrative Report

TO: Mayor and Council
FROM: Director of Corporate Operations
DATE: September 29, 2023
RE: Development Variance Permit #2-2023, 316 Macpherson Street, Chase BC

ISSUE/PURPOSE

To obtain Council's authorization to proceed with the referral process for a development variance permit to vary the required setback distances from parcel lines.

OPTIONS

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

BACKGROUND

The owners of 316 Macpherson Street have applied to vary 1) the exterior parcel setback distance from 6.0m to 1.2m (1.8m reduction) to allow for a metal covered shelter. It is useful to note that there is an existing enclosed garage on the corner of Macpherson and Okanagan that is non-conforming, and for more than 40 years.

Council awarded a Development Variance Permit in 2019 that relaxed the rear parcel line setback from 6.0m to 3.2m, and the exterior side parcel line setback from 3.0m to 2.68m.

DISCUSSION

Attached to this report are:

- Application
- Property Report

REFERRALS

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

FINANCIAL IMPLICATIONS

The application fee of \$500 has been paid.

POLICY IMPLICATIONS

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

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

RECOMMENDATION

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

Respectfully submitted,

Approved for Council Consideration by CAO

O'Flaherty

VILLAGE OF CHASE

Application for Permit

(please check one)

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

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

JOE LACASSE 316 MACPHERSON ST. (230) 463-3223

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

PCL 2 BLK. L PL 514 DL 517 PID: 012-295-531

4. Approximate area of subject property

9868. AFT

5. Existing use of subject property

FAMILY DWELLING

6. Existing use of adjacent property

FAMILY DWELLING

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

(3 ATTACHED)

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

[Signature]
Signature of Owner or Agent

26 Sept 2023
Date

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

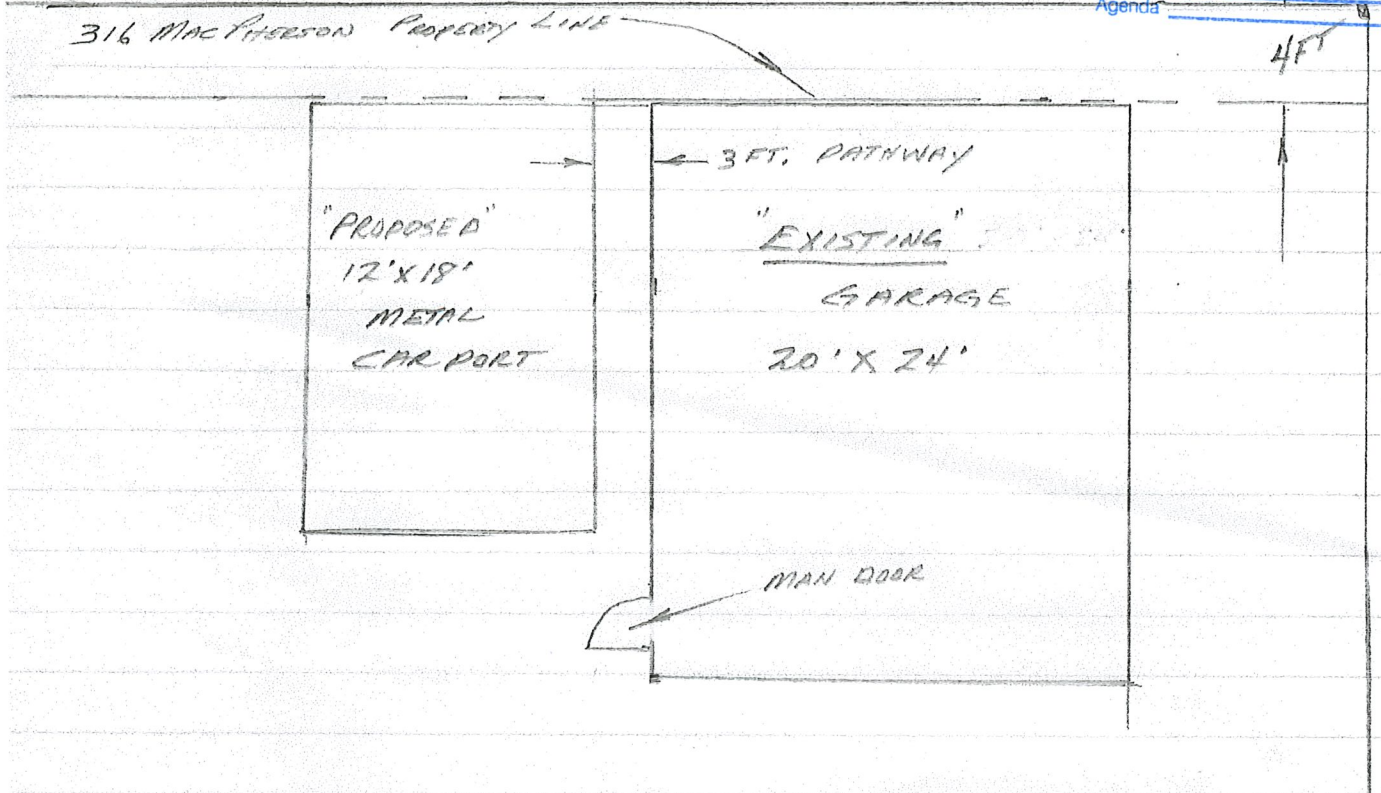


MacPHERSON ST.

RECEIVED
Village of Chase

SEP 26 2023

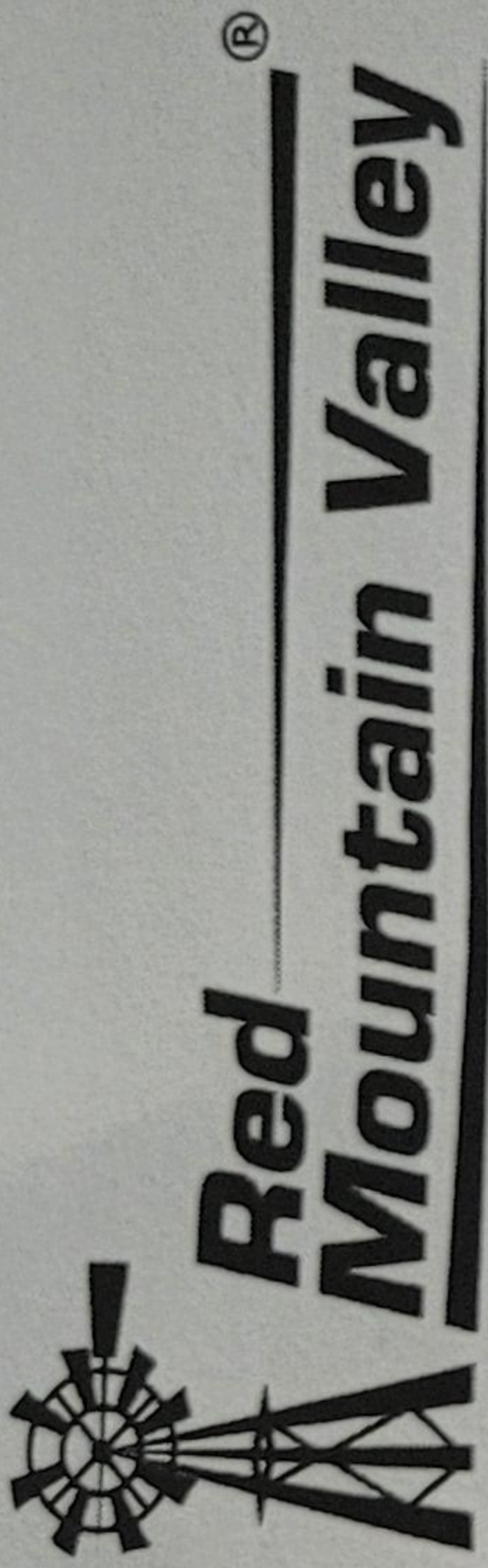
Original _____
File _____
Copy _____
Agenda _____



I AM ASKING FOR A VARIANCE OF 3m. TO
ACCOMMODATE MY 12FT X 18FT METAL
CARPORT, AS SEEN ABOVE.

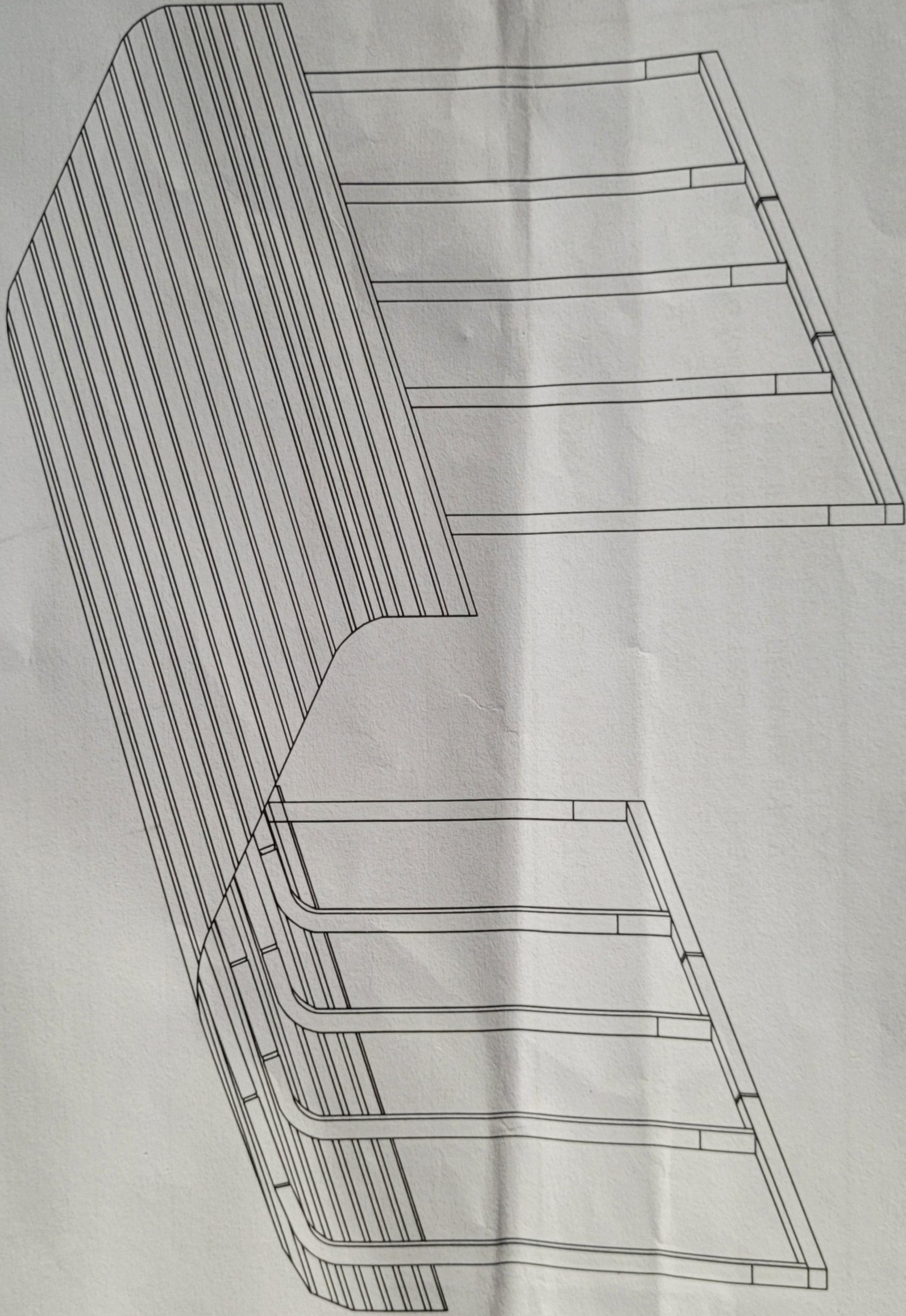
ADDRESS : 316 MACPHERSON ST.
CHASE B.C.

YOURS TRULY
Joe LACASSE

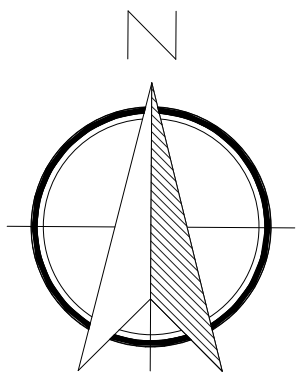


12 x 20 x 8' Metal Frame Car Shelter

Owner's Manual



Items # 9100405



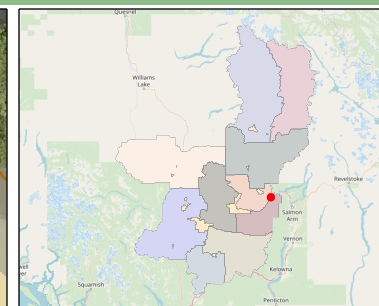
CIVIC ADDRESS: 316 MACPHERSON ST CHASE, B.C.	
LEGAL DESCRIPTION: PCL Z BLK L PL 514 DL 517	
PID: 012-295-531	
ZONING: R-1	
LOT AREA: 9,868 ft ² [916.8 m ²]	MAX. COVERAGE: 100%

Required setback: 3m
Proposed setback: 1.2m
Variance: 1.8m

SHEET LIST	
NUMBER	NAME
A1	SITE PLAN
A2	EXISTING FLOOR PLANS
A3	EXISTING ELEVATIONS
A4	NEW BASEMENT AND MAIN FLOOR
A5	NEW ELEVATIONS
A6	NEW SECTIONS
E1	ELECTRICAL PLANS





SITE PLAN
SCALE: 1/8" = 1'-0"









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



316 Macpherson Ave

Author:



Projection: WGS_1984_Web_Mercator_Auxiliary_Sphere

August 14, 2019

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Property Information Report

Report Generated on: September 20, 2023 12:01:17 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

316 MacPherson St

Parcel Description & Location

[More Details](#)

Legal Description:

PARCEL Z BLOCK L DISTRICT LOT 517 KAMLOOPS DIVISION
YALE DISTRICT PLAN 514

Plan Number:

KAP514

Parcel Type (Class):

SUBDIVISION

Owner Type:

PRIVATE

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

Square Meter:

918.12

Acre:

0.227

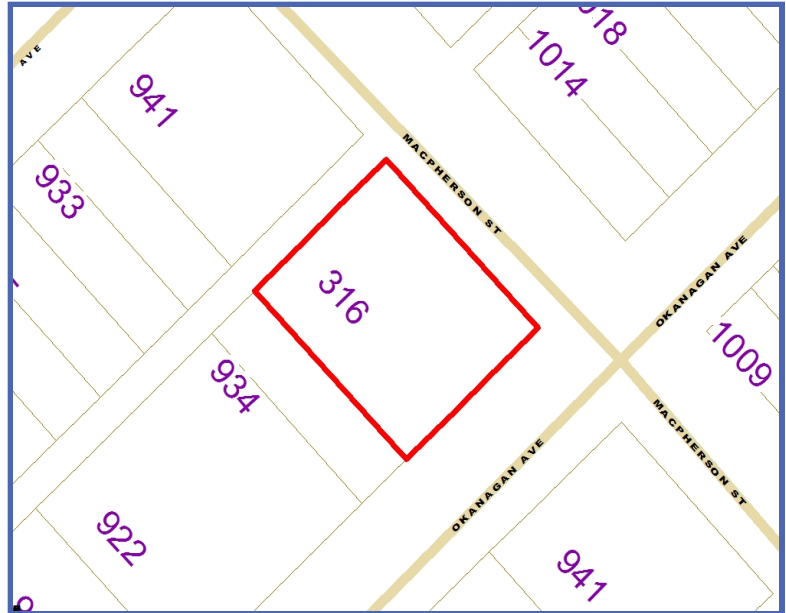
Hectare:

0.092

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: b'Unknown - contact Village of Chase for any future debt.'

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

[More Details](#)

Zoning Bylaw: 683

Zoning: R-1

Lakeshore Development Guidelines (Intersect): Yes

Lake Name: Little Shuswap Lake

Lake Classification: Development Lake, Special Case Lake

Fringe Area: N/A

Floodplain Information: Refer to Local Government floodplain regulation.

Site Specific Zoning: Contact Local Authority

Development Permit Area: N/A

Official Community Plan Name: CONTACT LOCAL AUTHORITY

OCP Designation: CONTACT LOCAL AUTHORITY

Agriculture Land Reserve (Intersect): No

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

Post-Wildfire Geohazard Risk Restrictions: Unknown

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

[More Details](#)

Folio:	Development Application Number:		Development Application Type:		Status:
Folio:	File Number:	Application Date:	Issued Date:	Completion Date:	Status:
512.00209.000	BP015848	Aug 08, 2019	Oct 07, 2019	Apr 08, 2021	COMPLETED
	Type of Construction: Construct an addition				
Folio:	File Number:	Application Date:	Issued Date:	Completion Date:	Status:
512.00209.000	PP001488	Mar 03, 2020	Mar 03, 2020	Apr 06, 2021	COMPLETED
	Type of Construction: Installation of plumbing for BP15848				

BC Assessment (For enquiries, contact BC Assessment Authority)

[More Details](#)

Folio:	Land Title PID:	Assess Year:	Land:	Improvement:	Property Class:
512.00209.000	012-295-531	2023	\$182,000.00	\$281,000.00	1-Res

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VILLAGE OF CHASE Administrative Report

TO: Mayor and Council
FROM: Director of Corporate Operations
DATE: January 16, 2023
RE: Development Variance Permit DVP #3-2023, 1182 Currie Avenue, Chase BC

ISSUE/PURPOSE

To obtain Council's authorization to proceed with the referral process for a development variance permit to vary the right interior parcel line setback for an accessory building.

OPTIONS

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

BACKGROUND

The applicant, owner of the property at 1182 Currie Avenue has applied to vary the right interior parcel line setback for an accessory building. The bylaw setback regulation states that the setback is 1.5m, and the applicant is requesting a 0.8m setback, a variance of 0.7m.

DISCUSSION

Attached to this report are:

- Application
- Property Report

REFERRALS

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

FINANCIAL IMPLICATIONS

None

POLICY IMPLICATIONS

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

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

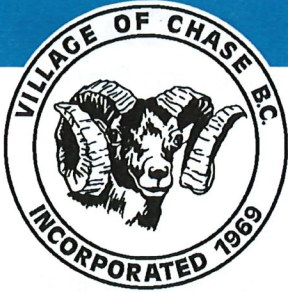
RECOMMENDATION

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

Respectfully submitted,

Approved for Council Consideration by CAO

O'Flaherty



Village of Chase

Application for Permit

Please check one:

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

REGISTERED PROPERTY OWNER

First Name Pierre Last Name Duret
Address 1182 Currie AVE.
City Chase Province BC Postal Code V0E1M0
Phone Number 250-679-5484 Email Address _____

AUTHORIZED AGENT

If agent is handling application, please supply written authorization from owner

First Name _____ Last Name _____
Address _____
City _____ Province _____ Postal Code _____
Phone Number _____ Email Address _____

Legal description and Property Identification Number of subject property

LOT 5, PLAN 32675

Approximate area of subject property

7500 sq. FT

Existing use of subject property

Residential

Existing use of adjacent property

Vacant Village property

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

Signature of Owner or Agent Pierre Duret Date Signed Sept 19/23
Note: Please see attached sheet for additional information to be included with application

Plan and Certificate of Location of Buildings Situate on Lot 5 Plan 32675 D.L. 517, K.D.Y.D.

Scale 1: 250

- OIP --- Old Iron Pin found
- Cpt. --- Carport
- Gge. --- Garage
- HWL --- High Water Line
- H/O --- House Overhang
- H.U.C. --- House Under Construction
- H.Occ. --- House Occupied



CURRIE AVENUE

PLAN B4941

Required setback: 1.5m
Proposed setback: 0.8m
Variance: 0.7m

The building shown on this plan lies entirely within the boundaries of Lots 5 Plan 32675
D.L.517,K.D.Y.D.

"NOTE" The information shown hereon is based on Plans on Record in the Lands Title Office and is not intended to be used for the re-establishment of Lot Boundaries.

Certified correct on the 4th day of NOVEMBER 19. 96.

KEITH D. BEPPLE

A.Sc.T.

GENTECH ENGINEERING INC.

Project No. C96-9791 DWG. No. D-10



Property Information Report

Report Generated on: September 20, 2023 12:01:17 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

1182 Currie Ave

Parcel Description & Location

[More Details](#)

Legal Description:

LOT 5 DISTRICT LOT 517 KAMLOOPS DIVISION YALE DISTRICT
PLAN 32675

Plan Number:

KAP32675

Parcel Type (Class):

SUBDIVISION

Owner Type:

PRIVATE

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

Square Meter:

699.94

Acre:

0.173

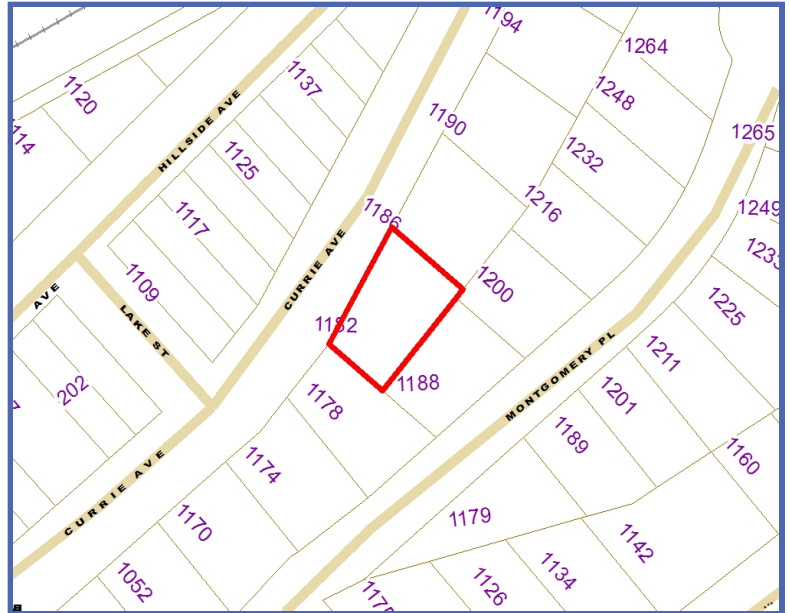
Hectare:

0.07

Community: Chase

Local Authority: Village of Chase

School District: Kamloops/Thompson



TNRD Services

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

[More Details](#)

Water Service: N/A

Sewer Service: N/A

Fire Protection: N/A

Future Debt (Loan Authorization) (For enquiries, contact the Local Authority)

[More Details](#)

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

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

[More Details](#)

Zoning Bylaw: 683

Zoning: R-1

Lakeshore Development Guidelines (Intersect): Yes

Lake Name: Little Shuswap Lake

Lake Classification: Development Lake, Special Case Lake

Fringe Area: N/A

Floodplain Information: Refer to Local Government floodplain regulation.

Site Specific Zoning: Contact Local Authority

Development Permit Area: N/A

Official Community Plan Name: CONTACT LOCAL AUTHORITY

OCP Designation: CONTACT LOCAL AUTHORITY

Agriculture Land Reserve (Intersect): No

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

Post-Wildfire Geohazard Risk Restrictions: Unknown

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

[More Details](#)

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

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:
512.00348.013	003-338-126	2023	\$187,000.00	\$466,000.00	1-Res

Folio:	Actual Use:	Manual class:
512.00348.013	SINGLE FAMILY DWELLING	1 STY SFD - NEW STANDARD

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AGENDA

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

1. CALL TO ORDER

Mayor Crowe has proclaimed September 2020 as **Literacy Month** in the Village of Chase. Page 1

2. ADOPTION OF AGENDA

Resolution:

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

3. ADOPTION OF MINUTES

3.1 Regular Meeting held August 11, 2020 Pages 2-6

Resolution:

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

3.2 Public hearing held August 11, 2020 Pages 7-8

Resolution:

"THAT the minutes of the August 11, 2020 Public Hearing 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

6.1 Leslie Brochu, Oncore Seniors Society

Ms. Brochu represents Oncore Seniors Society and will present a proposal to develop seniors housing in Chase

7. REPORTS

a) Mayor and Council Reports

b) Staff Reports

Pages 9-10



VILLAGE OF CHASE Administrative Report

TO: Mayor and Council
FROM: Corporate Officer
DATE: 3 September 2020
RE: Oncore Seniors Housing – 221 Shepherd Avenue

ISSUE/PURPOSE

To receive direction from Council on the request from Leslie Brochu from Oncore Seniors Society to acquire lands from the Village to build and operate a 40-unit seniors housing facility at 221 Shepherd Avenue.

OPTIONS

1. Approve the site selection in principle and authorize Administration to work with Ms. Brochu in moving this initiative forward
2. Do not support the request

HISTORY/BACKGROUND

Ms. Brochu, along with architect James Weldon attended Chase on August 19 for purposes of site selection for a 40-unit seniors housing project. According to them, the only appropriate site for this project is at 221 Shepherd Road.

DISCUSSION

If Council directs Administration the to move this initiative forward, the procedure is roughly as follows:

- A purchase-sale agreement would be required
- A zoning bylaw amendment is required to zone the land to R-3
- Land survey required to prepare subdivision plan
- The intent to dispose of land must be advertised in accordance with Section 94 of the *Community Charter*. The ad must give the particulars of the property to be disposed of, the consideration (sale price) received by the municipality, the persons or public authority who are to acquire the land, the nature and term of the disposition

- The Chase & District Recreation Society would need to be notified as it relates to land in their lease/lease renewal
- Filing of the subdivision plan and completion of the purchase-sale

The hard costs for the above activities will not be incurred by the Village but rather be borne by the developer.

FINANCIAL IMPLICATIONS

There would be no hard costs to the Village other than staff time to assist in the preparation of the various documents and prepare bylaws, the preparation and arrangement of advertising as the *Community Charter* requires. Staff would also need to review and process various legal plans, legal paperwork such as registrations and conveyancing. All hard costs including transaction fees would be the responsibility of Oncore.

The Village would benefit from disposing of this land as follows:

- Reduction of costs for dust control and grading of the portion of the gravel parking lot
- Development Cost Charges
- Potential tax revenue
- These would be new utility customers

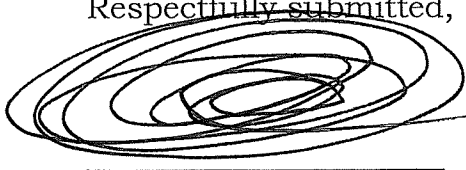
POLICY IMPLICATIONS

There is no set Village policy on property acquisition or disposition. There are a number of legislative requirements to be met.

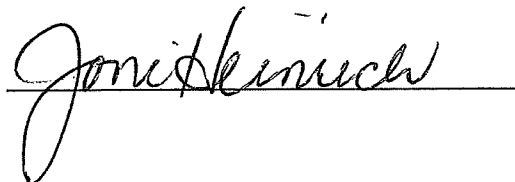
RECOMMENDATION

THAT Council accept the request from Oncore, and direct Administration to begin the process of their acquisition of Village owned property.

Respectfully submitted,



Approved for Council Consideration by CAO





September 2, 2020

Village of Chase
Box 440, 826 Okanagan Ave.
Chase, BC, V0E1M0
Attention: Mayor and Council:

Re: 221 Shepherd Rd, Chase BC
Legal Description 1 PL 20201 DL 517 EXC PL KAP4944

Dear Mayor and Council:

On behalf of Oncore Seniors Society, I am writing to express our Society's interest in developing affordable Seniors Housing in the Village of Chase.

During a recent visit to Chase with our Housing Development Consultant, James Weldon of JTW Consulting we had the opportunity to view several sites with your Corporate Officer, Sean O'Flaherty. The site we have identified in Chase is owned by the Village of Chase and the location is ideal for seniors housing. We are requesting your consideration to provide our Society with a nominal leasehold interest to develop affordable seniors housing for Chase low income seniors. If approved we would proceed immediately to prepare concept drawings and costing to submit to BC Housing under the CHF(**Community Housing Fund**) proposal call closing January 15, 2021. The CHF provides financing, grants and subsidies to Non-Profit Organizations for the provision of subsidized housing for target populations.

Our intention would be to develop up to 40 housing units, the actual number which will be determined by the Housing needs assessment the Village is currently undertaking. We anticipate requiring approx. 1.5 acre of land +/- depending on demonstrated need.

Oncore Seniors Society of Kamloops BC is a successful affordable housing developer and operator. We provide safe, secure, seniors housing including a variety of amenities and services based on the target group. The following provides a summary of background, vision and our current portfolio.

Background:

Oncore Seniors Society was formed in the fall 2013 by the amalgamation of River City Seniors Society and Seniors Outreach Services Society. River City Seniors Society was originally established in the mid-1960s as a men's boarding house which eventually became Thrupp Manor. In 2011 Thrupp Manor was demolished and the residents moved to the new and expanded RiverBend Seniors Community, operated by Oncore Seniors Society.



Vision:

Oncore provides more than just housing. We aspire to develop a sense of community for residents through housing design, services, amenities and experiences that will contribute to a healthy and fulfilling lifestyle for those we serve. Oncore considers all opportunities to provide affordable housing for low income seniors within a 2 hour radius of Kamloops and Prince George.

Portfolio:

Kamloops	60 units
	26 units under contract to BC Housing
Prince George	66 units

Total current portfolio: 162 units

Under Construction 12 units

Under Consideration Kelowna (75 units) – Sept. 4 CHF Call

We would be pleased to meet with you at your convenience to discuss our organization and the potential to work together.

Thank you for your consideration.

Yours truly,

Original signed by Leslie Brochu

Leslie Brochu, Chair
Housing Development Committee
Oncore Seniors Society

Cc: Sean O'Flaherty, Corporate Officer
James Weldon, JTW Consulting

Attachment: Site Plan



Property Information Report

Report Generated On: September 01, 2020 10:30:21 PM

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

221 Shepherd Rd

Parcel Description & Location

[More Details](#)

Legal Description:

L 1 PL 20201 DL 517 EXC PL KAP49449

District Lot:

517

Land District:

KDYD

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

Square Meter:

19190.67

Acre:

4.742

Hectare:

1.919

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: P-1

Lakeshore Development Guidelines (Intersect): No

Lake Name: N/A

Lake Classification: N/A

Fringe Area: N/A

Floodplain Information: Refer to Local Government floodplain regulation.

Site Specific Zoning: Not Applicable

Development Permit Area: N/A

Official Community Plan Name: CONTACT LOCAL AUTHORITY

OCP Designation: CONTACT LOCAL AUTHORITY

Agriculture Land Reserve (Intersect): No

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

Post-Wildfire Geohazard Risk Restrictions: Unknown

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

[More Details](#)

Folio:	Development Application Number:	Development Application Type:	Status:
Folio:	File Number:	Application Date:	Issued Date:
512.00011.020	BP012393	Jun 23, 2011	Aug 12, 2011
	Completion Date:	Status:	
	Sep 13, 2011	COMPLETED	
	Type of Construction:		
	Modified shipping container into an office with upper and lower decks attached		

BC Assessment (For enquiries, contact BC Assessment Authority)

[More Details](#)

Folio:	Land Title PID:	Assess Year:	Land:	Improvement:	Property Class:
512.00011.020	007-891-750	2020	\$0.00	\$1,968,000.00	8-Rec
512.00011.020	007-891-750	2020	\$353,000.00	\$0.00	6-Bus/Oth
512.00011.020	007-891-750	2019	\$0.00	\$2,065,000.00	8-Rec
512.00011.020	007-891-750	2019	\$353,000.00	\$0.00	6-Bus/Oth

Folio:	Actual Use:
512.00011.020	RECREATIONAL & CULTURAL BUILDINGS

Manual class:
Skating Rink (Obsolete)

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8. **UNFINISHED BUSINESS**

8.1 Volunteer Fire Department Bylaw Amendment 886-2020

Moved by Councillor Torbohm

Seconded by Councillor Maki

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

CARRIED

#2020/09/08_006

9. **NEW BUSINESS**

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

Moved by Councillor Scott

Seconded by Mayor Crowe

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

#2020/09/08_007

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

Moved by Councillor Torbohm

Seconded by Councillor Maki

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

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

#2020/09/08_008

9.3 Senior Housing – Oncore Seniors Society

Moved by Mayor Crowe

Seconded by Councillor Maki

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

CARRIED

#2020/09/08_009

9.4 Purchase Request for Portion of Road at 101 Aymer Road

Moved by Councillor Torbohm

Seconded by Councillor Lauzon

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

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

CARRIED

#2020/09/08_010



VILLAGE OF CHASE Administrative Report

TO: Mayor and Council
FROM: Deb Lovin, CFO
DATE: October 13, 2023
RE: 2023 Chase Arena Budget amendment request

ISSUE/PURPOSE

To request Council to pass a resolution regarding the additional capital requirements for the Art Holding Memorial Arena.

OPTIONS

1. Approve the budget amendment request.
2. Decline the budget amendment request.

HISTORY/BACKGROUND

The Village of Chase (the Village) owns the Art Holdings Memorial Arena and has a partnering agreement with the Chase and District Recreation Centre Society (Recreation Society), to operate the facility. As part of the operating agreement the Recreation Society is responsible for ice booking and related account collection and billings plus all utility expenses and day to day maintenance of the building and premises to ensure safe and efficient operation of the Arena. The Recreation Society engages the services of an arena manager to oversee these responsibilities. The Village is responsible for planning and budgeting for replacement and repairs of any structural and mechanical aspects, in consultation with the Recreation Society.

In 2023 a new arena manager was appointed in July, the new manager has been reviewing the mechanical systems and has been finding some issues that the Village has had to assist in repairing.

DISCUSSION

During the 2023 budget discussions, the Village allocated \$20,000 to the "Building Maintenance" for arena capital items. Back in March the only item that the Village was aware of was the skybox stair replacement.

Since March, the Village has approved the payment of three invoices for a water heater replacement, the repairs of two Heat exchange motors and the replacement of the Zamboni room garage door.

Skybox stair replacement	\$ 4,797
Water heater/boiler replacement	10,578
Two heat exchange motors	9,159
Garage door replacement	7,980
	<u>\$ 32,515</u>

The Recreation Society and the arena manager have now discovered that there are issues with the Kube system, there are 6 Kubes in total. Quotes have been provided to the Recreation Society for repair of the one failing Kube.

The current Kube that is having issues has been quoted at \$16,511 to repair the condenser heat exchanger. The current quoted value to replace this Kube is \$88,148. This Kube repair needs to be quickly repaired, the additional units must work harder when one unit is not working at all.

This additional charge will bring the total arena capital requirements for 2023 to \$49,026.

FINANCIAL IMPLICATIONS

While the 2023 budget was \$20,000 the current need for 2023 is \$50,000., Staff is recommending adding a contingency and increasing the budget to \$70,000. If there are unspent funds, these will remain in surplus. 2024 budget considerations will be decided during the budget discussions.

Staff is requesting Council approve a budget amendment to the “Capital Building Maintenance” account for the Arena, with funds coming from accumulated surplus.

RECOMMENDATION

“That Council authorize a budget amendment by increasing the “Capital Building Maintenance” for the Arena by \$50,000 and by increasing the “Transfer from capital surplus” by \$50,000 to fund the additional expenses necessary at the Arena.

Respectfully submitted,

Approved for Council Consideration by CAO

Deb Lovin, CFO

Joni Heinrich



VILLAGE OF CHASE Administrative Report

TO: Mayor and Council
FROM: Deb Lovin, CFO
DATE: October 24, 2023
RE: Community Emergency Preparedness Fund
Indigenous Cultural Safety and Cultural Humility Training

ISSUE/PURPOSE

To seek Council approval to submit a grant application to the Community Emergency Preparedness Fund under the 2023 Indigenous Cultural Safety and Cultural Humility Training

OPTIONS

1. Endorse the submission of the grant application
2. Do not endorse the submission of the grant application

HISTORY/BACKGROUND

The Community Emergency Preparedness Fund (CEPF) is a suite of funding programs intended to support First Nations and local governments to better prepare for disasters and reduce risks from natural hazards in a changing climate. Funding is provided by the Province of BC and is administered by the Union of BC Municipalities (UBCM).

Offering emergency management in a way that respects Indigenous Peoples as the decision-makers in their own care requires cultural safety and humility. The First Nations Health Authority Policy Statement on Cultural Safety and Humility (<https://www.fnha.ca/documents/fnha-policy-statement-cultural-safety-and-humility.pdf>) advises that:

“Cultural humility is a process of self-reflection to understand personal and systemic conditioned biases, and to develop and maintain respectful processes and relationships based on mutual trust. Cultural humility involves humbly acknowledging oneself as a life-long learner when it comes to understanding another’s experience. Cultural humility enables cultural safety.”

“Cultural safety includes and goes beyond cultural awareness, which refers to awareness of differences between cultures. It also goes beyond cultural sensitivity, which is about realizing the legitimacy of difference and the power one’s own life experience can have on others.”

Addressing the New Normal: 21st Century Disaster Management in British Columbia (2018) (<https://www2.gov.bc.ca/assets/gov/public-safety-and-emergency-services/emergency-preparedness-response-recovery/embc/bc-flood-and-wildfire-review-addressing-the-new-normal-21st-century-disaster-management-in-bc-web.pdf>) identifies in both the summary of consultations and in numerous recommendations the need for cultural awareness and sensitivity training for volunteers, responders, and government representatives. This need is also identified in the Truth and Reconciliation Commission of

Canada: Calls to Action #57 (https://www2.gov.bc.ca/assets/gov/british-columbians-our-governments/indigenous-people/aboriginal-peoples-documents/calls_to_action_english2.pdf)

DISCUSSION

The Village Council and all staff (Management, all CUPE and Fire Department officers and members) have not yet received formal training on the topics of Cultural Safety and Cultural Humility. As we are applying for grants it is becoming more apparent that the Village needs to provide proof of continued engagement with our First Nations and/or Indigenous Organizations. In addition to this proof of engagement, grant applicants are being asked to indicate the proof of the extent of training offered to staff and/or elected officials in relation to Indigenous Cultural Safety and Cultural Humility Training.

UBCM has a funding stream available to provide this training to the village staff and elected officials. Staff would like to move forward with the grant applications and engage a qualified trainer who is endorsed by our First Nations Partners, the Neskonlith Indian Band and Adams Lake Indian Band and Skwłax te Secwepemculecw.

FINANCIAL IMPLICATIONS

The Indigenous Cultural Safety and Cultural Humility Training funding stream can contribute a maximum of 100% of the cost of eligible activities to a maximum of \$30,000. The application deadline is November 3, 2023.

While there is no requirement for matching funds, the village may contribute staff time to participate in the training and the space for training activities. There are no implications to the existing budget.

RECOMMENDATION

“That Council approves the submission of a grant application to the Community Emergency Preparedness Fund under the Indigenous Cultural Safety and Cultural Humility Training program to secure funding to a maximum of \$30,000, to facilitate training opportunities for the Village staff and elected officials.

Respectfully submitted,

Approved for Council Consideration by CAO

Deb Lovin, CFO

Joni Heinrich



Sept 29, 2023

Village of Chase
Box 440, 826 Okanagan Ave
Chase, BC, V0E1M0

Dear Mayor and Council Members,

We are including below an open letter from Liz McDowell, the Senior Campaigns Director at Stand.earth, an international non-profit environmental organization operating out of Vancouver. This op-ed was published in the National Observer exposing the misrepresentation contained in FortisBC's plan to expand its methane network across the province on what they claim are the benefits of "renewable natural gas" (RNG).

Recently at the annual UBCM conference, FortisBC intensified lobbying efforts to discourage municipalities from passing bylaws that would adopt higher Step Code Standards banning natural gas hookups in new buildings. Passing such bylaws would help municipalities meet carbon emission reduction goals. On Sept. 26, Fortis representatives attended a Kamloops City Council meeting. Please see the results of that meeting in the following link.

<https://www.castanetkamloops.net/news/Kamloops/448948/Packed-gallery-watches-as-Kamloops-council-votes-to-support-FortisBC-renewable-gas-application>

The open letter explains the multiple reasons why we strongly urge the Village of Chase to carefully consider the implications of supporting FortisBC's proposals to expand hook ups in new houses to supply them with RNG. If municipalities do agree to FortisBC's ambitious expansion plan, it will lock in municipal GHG emissions for decades. This lobbying comes at a time when we need to reduce carbon emissions in the housing sector. Future retrofits would be far more expensive than installing renewable energy systems when the home is initially constructed.

Therefore, we request that you take the time to read McDowell's open letter. We urge you to consider the negative implications in allowing FortisBC to expand RNG, while we are trying to meet our climate targets by 2030 in order to protect future generations from further disasters.

Sincerely,

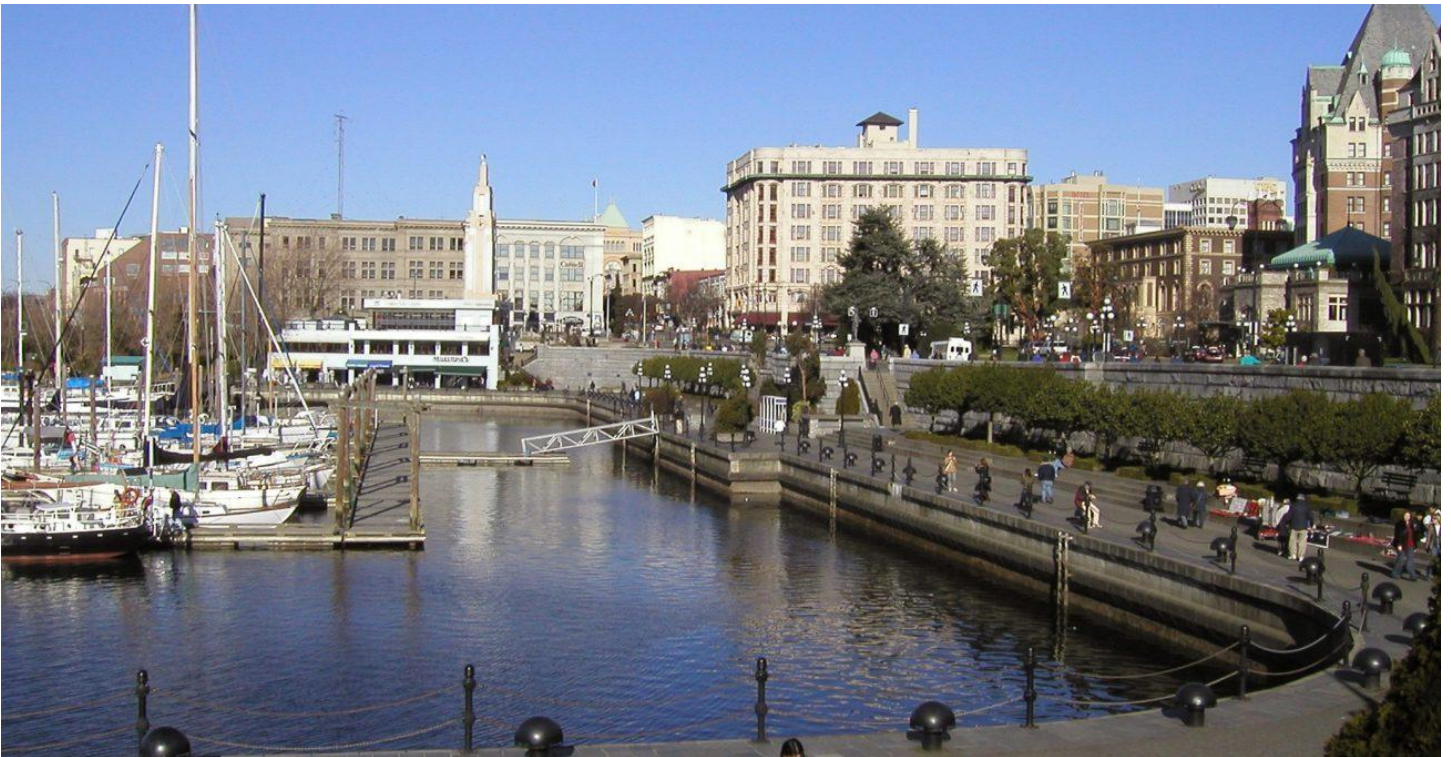
Chase Environmental Action Society.
ChaseEAS2019@gmail.com

c.c. Todd Stone, MLA, Kamloops-South Thompson

An Open Letter to UBCM about the Zero Carbon Step Code

Published on September 25, 2023

When it comes to the Zero Carbon Step Code, here are the facts that leaders within the Union of BC Municipalities (UBCM) need to know.



Dear Mayors and Councillors,

There has been a lot of conversation over the past several months – and especially over the past week at UBCM – about the best way for municipalities to meet their climate goals, in particular through low or zero carbon buildings.

As one of the biggest UBCM sponsors, FortisBC has been highly visible this week in the conference agenda, at side events and receptions, and in the inboxes of every municipality across the province. In particular, the company's communications have focused on

discouraging [Zero Carbon Step Code](#) adoption and instead championing ‘renewable and low-carbon gases’ as a way to meet municipal climate goals. In this letter, we aim to provide another perspective on the claims made by FortisBC and share additional information on the role of all-electric new construction as you consider how to move forward with climate action plans.

1. Decarbonizing buildings is one of the most effective and affordable climate actions local governments can take and, according to FortisBC’s own research, electric heat pumps are the best way to decarbonize buildings. In BC, [buildings currently account for 12% of all greenhouse gas emissions](#) and in cities, that number soars to 40% or higher. Reducing emissions from buildings is one of the easiest steps that municipalities can take to meet climate action goals. In March 2022, a report was published by FortisBC, the B.C. Ministry of Energy, Mines and Low Carbon Innovation, and the BC Bioenergy Network that explored the future supply of renewable and low carbon gas. [When initially published](#), the report included findings that heat pumps are “six to eight times more efficient than heating with gas” and concluded that “in the moderate climate of southern and coastal B.C, electric heat pumps can achieve GHG reductions more effectively than renewable and low-carbon gases.”

2. Building to Zero Carbon Step Code standards is affordable and effective in all climates. [According to provincial data tables](#) it costs less than 1% more to build a Zero Carbon home in most climate zones across the province, and if highly efficient heat pumps are installed (instead of much less efficient baseboard heaters), [the ongoing heating and hot water costs are measurably lower](#) than with gas systems. Heat pumps have a long and proven track record – there are nearly 200 million units in operation around the world, and they’re already found in the majority of homes in countries like Norway and Sweden. [A new Oxford University study released in September 2023](#) has found that heat pumps are much more efficient in cold climates than oil or gas systems.

3. Renewable Natural Gas (RNG) is not a viable solution to decarbonizing our buildings. While RNG has a place in a renewable energy future, most energy experts agree that due to high cost and limited supply, it should be reserved for its highest and best use in hard-to-decarbonize sectors (e.g. cement production). RNG is created when methane gas is captured from landfills, wastewater treatment plants and agricultural waste, and as such is available in extremely limited quantities. The same [2022 study into renewable and low-carbon gas supply](#) acknowledges that out of a projected 440 petajoules of future “renewable and low carbon gas” production, the vast majority would come from wood fiber and fossil fuel-derived hydrogen, sources that may actually produce more carbon pollution than conventional gas, and the rest of the shortfall would be made up by

purchasing credits for RNG that is produced and used elsewhere (e.g. Ontario or the US). At most 2.2% of this future supply would come from locally-produced waste gas from landfills, agriculture and wastewater treatment plants. [This briefing note contains more detailed information on RNG.](#)

4. BC's electrical grid is ready to handle increased demand. BC Hydro currently has a surplus of power and expects to have more than enough until 2030 and its [20-year Integrated Resource Plan](#) is forecasting and preparing for scenarios with significantly increased electricity demand due to accelerated electrification of buildings and vehicles. Several recent studies, including [The Big Switch report](#) and [the David Suzuki Foundation's Zero Emissions modelling study](#), support the conclusion that by increasing solar and wind capacity, building a smarter and more efficient grid, making use of existing hydro electricity capacity, and focusing on improved efficiency across all sectors, we can meet future needs without new large-scale hydro projects.

5. Homes built with gas connections will face retrofit challenges in the near future and requiring electrified construction now could give local businesses a competitive advantage when it becomes the standard province-wide. The longer we take to build new homes that meet Zero Carbon benchmarks, the more homeowners and commercial building owners we are burdening with costly, challenging and inconvenient retrofits down the road when these standards become mandatory in 2030. Municipalities across BC that have already passed accelerated Zero Carbon Step Code standards are betting that moving quickly will give local businesses and trades a leg up by developing local expertise, skill and supply chains ahead of provincially-mandated higher standards. Earlier this week, [over 30 building industry leaders published a letter in support of the Zero Carbon Step Code.](#)

6. All-electric buildings also provide significant health and safety benefits. Heat pumps automatically provide cooling, keeping homes more comfortable and safe during extreme heat events, and they provide air filtration to protect against wildfire smoke and other outdoor air pollutants. As we move through another heartbreaking terrible wildfire season – now officially BC's worst season on record by a wide margin – requiring new buildings to provide cooling via electric heat pumps is one of the most straightforward and effective things we can do to avoid another deadly event like the 2021 heat dome. Switching out gas stoves for electric appliances also [significantly improves indoor air quality](#). See [Building to Electrification coalition](#) resources for more information.

Building codes have long been designed to set minimum standards that protect our health and safety. Few would argue that builders should have the choice to insulate with asbestos, decorate with lead paint or build a high-rise apartment building without a fire

escape. Similarly, why should they be able to install a polluting gas-powered furnace or boiler over a highly-efficient electric heat pump when cleaner and safer technology is readily available and affordable?

As we all move to tackle the climate crisis and navigate a new reality full of extreme and unpredictable weather events, we will have many difficult decisions ahead of us. However, building Zero Carbon new buildings isn't one of those hard decisions – in fact, it's very straightforward. Please don't hesitate to reach out if you'd like to talk more about climate action in your communities.

Yours truly,

A handwritten signature in black ink, appearing to read 'Liz McDowell', with a stylized, cursive script.

Liz McDowell
Senior Campaigns Director
Stand.earth