



## 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  
on Tuesday, January 9, 2024 at 4:00 p.m.

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

**In Attendance:** Joni Heinrich, Chief Administrative Officer (virtual)  
Sean O'Flaherty, Director of Corporate Operations  
Deb Lovin, Chief Financial Officer  
Mike Baker, Manager of Public Works  
Mike McLean, Deputy Corporate Officer

Public Participants: 19 in-person, 7 virtual

### 1. CALL TO ORDER

Mayor Lepsoe called the meeting to order at 4:02 pm.

### 2. ADOPTION OF AGENDA

Moved by Councillor Herman  
Seconded by Councillor Torbohm

**“THAT the agenda of the January 9, 2024 Regular Meeting be adopted as presented.”**

**CARRIED**  
**#2024/01/09\_001**

### 3. ADOPTION OF MINUTES

#### 3.1 Minutes of the December 12, 2023 Regular Meeting

Moved by Councillor Torbohm  
Seconded by Councillor Connett

**“THAT the minutes of the December 12, 2023 Regular Meeting be adopted as presented.”**

**CARRIED**  
**#2024/01/09\_002**

#### 3.2 Minutes of the December 20, 2023 Special Meeting

Moved by Councillor Herman  
Seconded by Councillor Torbohm

**“THAT the minutes of the December 20, 2023 Special Meeting be adopted as presented.”**

**CARRIED**  
**#2024/01/09\_003**

### 4. PUBLIC HEARINGS

Mayor Lepsoe moved to the Public Hearing at 4:03 p.m.

Zoning Amendment Bylaw No. 933-2023 – 607 3<sup>rd</sup> Avenue  
(Bylaw No. 933-2022 was given first and second reading at Council's December 12, 2023 Regular Meeting.)

Refer to separate minutes for the Public Hearing.

Mayor Lepsoe reconvened the regular meeting at 4:17 p.m.

## 5. PUBLIC INPUT ON CURRENT AGENDA ITEMS

Len McLean of 371 Juniper Street spoke about items 6.3 and 8.2, expressing his concerns about the location of the proposed cannabis retail location due to its impact on the Community Hall and the organizations that use the facility, including kindergarten classes, the summer youth program and Tai Chi classes. Mr. McLean noted that the letter of opposition from the Creekside Seniors Centre represents over 100 members of the community and expressed his interest in hearing answers to the questions raised by members of the public.

Sheryl Gien of 107-455 VLA Road expressed concerns about the location of the proposed cannabis store, with children near the Community Hall and library and the relative proximity to the school.

Wendy Lewis of 727 Cedar Place spoke about item 6.2 and urged Council to take action to reduce highway noise that was described as unbearable and intensifying over time.

The Corporate Officer read a letter from the Chase Legion Branch 107 into the record regarding item 8.2, which expressed opposition to the proposed cannabis retail location at 560 Shuswap Avenue. Concerns included risks to seniors, youth and community members that come together for social and educational events and the safety of the community.

Carolyn Parks-Mintz of 813 Okanagan Avenue expressed her opinion that retail cannabis sales were being unfairly treated by individuals opposed to the proposed location, questioned why alcohol sales do not receive equal scrutiny by the community, and reminded the meeting that cannabis sales are legal.

## 6. DELEGATIONS

### 6.1 Chad Marlatt – Rogers Communications Telecommunication installation

Chad Marlatt of Rogers Communications addressed Council regarding potential telecommunications installations in the community and provided an overview of ongoing efforts to install a tower in the area and the difficulties of securing access to suitable locations. Mr. Marlatt also noted that Chase is being serviced by one cell site north of Little Shuswap Lake that is roughly 10 kilometres from the town site and the company is currently looking for a location to build a tower on the agricultural lands southwest of town near the wastewater facility. Council expressed its interest in continuing discussions and its willingness to support the installation of a tower to improve cellular coverage in the area.

### 6.2 Tom Mataseje – Mountain View Mobile Home Park Highway Noise

Tom Mataseje of Mountain View Mobile Home Park addressed Council regarding highway noise and expressed concerns with the high levels of noise from highway traffic that he characterized as significantly diminishing the quality of life for

residents and damaging the property values of nearby homes. Mr. Mataseje described previous efforts to contact provincial authorities to advocate for lowered speed limits and the construction of a noise-reduction barrier and asked Council for support in seeking a solution or assistance.

6.3 Sandeep Mahal – Barriere Budz Cannabis  
Cannabis Retail Application – 560 Shuswap Avenue

Sandeep Mahal, of Barriere Budz Cannabis, addressed Council regarding a proposed cannabis retail store to be located at 560 Shuswap Avenue and asked for a positive recommendation in his application to the Liquor and Cannabis Regulation Branch (LCCRB), which is required to proceed. Mr. Mahal highlighted the discrete nature of the business, the requirements to cover the windows of the store, and the benefits of a product supply that is provincially regulated and discourages illegal sales.

**7. REPORTS**

a) Mayor and Council Reports

Mayor Lepsoe

December 12 – Regular Council meeting

December 13 – Attended the grand opening of the ALIB Health Centre

December 15 – TNRD Regular Board meeting, board approved the Capital Budget which allows the bidding process to start

December 16 – Spoke at the holiday train

December 20 – Attended Special Council meeting

January 8 – Attended the all-candidates forum for the byelection, about 80 people attended

Councillor Connett

December 12 – Regular Council and In Camera meeting

December 12 – Chase & District Health Foundation meeting

December 20 – Attended In Camera Council meeting

January 8 – Attended the all-candidates forum for the byelection

Councillor Herman

December 12 – Regular Council meeting

December 13 – Attended the grand opening of the ALIB Health Centre

December 14 – Attended the Chase Secondary School Annual Christmas Dinner

December 16 – Enjoyed the 2024 CPKC Holiday Train

December 18 – Attended the Climate Action Meeting at the Village Office

December 18 – Took part in a preliminary meeting at the Riverstone Family Resource Centre via Zoom with Dawn Morrison (Founder of the Wild Salmon Caravan and the working group on Indigenous Food Sovereignty). Discussion was held regarding the possibility of Chase hosting a Wild Salmon Caravan event in Chase in October 2024.

January 8 – Attended the Village of Chase All Candidates Forum for the upcoming by-election. Thanks to the Chase Chamber for organizing!!

January 9 – Took in a Zoom presentation with the CEAS committee with guest Sunil Singal from WE-CAN regarding the Zero Carbon Step Code.

Councillor Torbohm

December 12 – Regular Council meeting

December 20 – Attended Special Council meeting

January 8 – Attended the all-candidates forum for the byelection

Ongoing review of agenda, monitoring emails, answering questions from local residents, and consulted with staff.

Staff reports were included in the agenda package.

Mayor Lepsoe asked the Director of Corporate Operations about the increase in business licences that appeared in his report, which was explained as a modest increase within the regular bounds of variability from year to year.

Moved by Councillor Herman

Seconded by Councillor Connett

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

**CARRIED**

**#2024/01/09\_004**

**8. UNFINISHED BUSINESS**

8.1 Zoning Amendment Bylaw No. 933-2023 – 607 3rd Avenue

Moved by Councillor Torbohm

Seconded by Councillor Herman

**“THAT the Village of Chase Zoning Amendment Bylaw 933-2023 be read a third time and adopted.”**

**CARRIED**

**#2024/01/09\_005**

8.2 Canabis Retail Store

Moved by Councillor Herman

Seconded by Councillor Torbohm

**“THAT Council support the application for a provincial primary license for Barriere Budz Cannabis located at 560 Shuswap Avenue.”**

**CARRIED**

**Councillor Connett OPPOSED**

**#2024/01/09\_006**

8.3 Development Variance Permit DVP #4-2023, 515 Pine Street

Moved by Councillor Herman

Seconded by Councillor Connett

**“THAT Development Variance Permit #4-2023 be issued.”**

**CARRIED**

**#2024/01/09\_007**

8.4 Development Variance Permit DVP #5-2023, 607 3rd Avenue

Moved by Councillor Torbohm

Seconded by Councillor Connett

**“THAT Development Variance Permit #5-2023 be issued.”**

**CARRIED**

**#2024/01/09\_008**

8.5 Building Regulations Amendment Bylaw No. 929-2024

Moved by Councillor Torbohm

Seconded by Councillor Connett

**“THAT Council give Building Regulations Amendment Bylaw No. 929-2024 first three readings.”**

**CARRIED**

**#2024/01/09\_009**

8.6 Shuswap Trail Alliance –Financial Support - Working Group/Annual Roundtable

Moved by Councillor Herman

Seconded by Councillor Torbohm

**“THAT the Village of Chase contributes \$1605 per year for four years (2024 through 2028) towards the operations of the Shuswap Trail Alliance; AND**

**THAT the Village of Chase contribute \$500 per year for three years (2024 through 2027) towards the Roundtable initiative.”**

**CARRIED**

**#2024/01/09\_010**

**9. NEW BUSINESS**

9.1 Southern Interior Local Government Association – SILGA

Call for Nominations for the SILGA Executive

Moved by Councillor Herman

Seconded by Councillor Connett

**“THAT the call for Nominations for the SILGA Executive for 2024/25 be received as information.”**

**CARRIED**

**#2024/01/09\_011**

9.2 SILGA – Call for Resolutions

Mayor Lepsoe stated that in past years, Councils have submitted resolutions for SILGA to consider at its annual convention whether or not the resolution is worthy of being forwarded to UBCM for consideration at the annual convention. Council may wish to submit resolutions to SILGA. The deadline for submissions is February 29, 2024.

9.3 Mill Park Boat Launch Preliminary Design

Presentation by the Director of Corporate Operations

The Director of Corporate Operations provided an overview of preliminary designs and conceptual renderings of improvements at the Mill Park Boat Launch.

**10. NOTICE OF MOTION**

Councillor Connett provided Notice of Motion to consider purchasing radar speed signs for installation in various locations in Chase.

**11. IN CAMERA**

None

**12. RELEASE OF IN CAMERA ITEMS**

Council’s 2024-2025 Strategic Plan has been adopted and is hereby released to the public.

**13. ADJOURNMENT**

Moved by Councillor Herman

Seconded by Councillor Torbohm

**“THAT the January 9, 2024 Regular Meeting be adjourned.”**

**CARRIED**

**#2024/01/09\_012**

The meeting concluded at 5:31 p.m.

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David Lepsoe, Mayor

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Sean O'Flaherty, Corporate Officer