



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 April 9, 2024 at 4:00 p.m.

Join the meeting from your computer, tablet or smartphone:

<https://us02web.zoom.us/j/83598425025>

Or join the meeting using your phone:

Dial: 1-778-907-2071

Meeting ID: 835 9842 5025

1. CALL TO ORDER

2. ADOPTION OF AGENDA

Resolution:

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

3. ADOPTION OF MINUTES

3.1 Minutes of the March 26, 2024 Special Meeting

Pages 1-2

Resolution:

“THAT the minutes of the March 26, 2024 Special Meeting be adopted as presented.”

3.2 Minutes of the March 26, 2024 Regular Meeting

Pages 3-6

Resolution:

“THAT the minutes of the March 26, 2024 Regular Meeting be adopted as presented.”

3.3 Minutes of the April 2, 2024 Special (Budget) Meeting

Pages 7-9

Resolution:

“THAT the minutes of the April 2, 2024 Special (Budget) Meeting be adopted as presented.”

4. PUBLIC HEARINGS

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

7. REPORTS

a) Mayor and Council Reports

b) Staff Reports

Pages 10-16

8. UNFINISHED BUSINESS

8.1 Notice of Motion – Councillor Torbohm

Councillor Torbohm provided Notice to Council at the Special meeting of April 2, 2024 that he intended to bring forward a motion to review the water/sewer rates.

8.2 229B Brooke Drive – Remedial Action

Pages 17-18

Report from the Director of Corporate Operations

Recommendation:

“WHEREAS Tiare May Phillips, the registered owner of the property at 229B Brooke Drive, Chase, British Columbia, legally described as:

PID: 003-018-636

Lot 6, District Lot 517 and section 26, Township 21, Range 13, West of the 6th Meridian, Kamloops Division, Yale District, Plan 34082

(the "Property")

has undertaken construction in buildings on the Property without a building permit required by the Village's Building Regulations Bylaw No. 803-2014 (the "Building Bylaw").

AND WHEREAS, this work was conducted, and continued despite a stop work order and efforts by Village staff to compel the owner to comply with the Building Bylaw.

AND WHEREAS, Division 12 of Part 3, and paragraphs 73(1)(a) and 73(2)(b) of the Community Charter, SBC 2003, c. 26, provides authority to Council to impose a remedial action requirement (RAR) where a building contravenes a bylaw under section 8 (3) (1) [spheres of authority - buildings and other structures] or Division 8 [Building Regulation] of this Part.

NOW THEREFORE, the Council of the Village of Chase, in open meeting assembled, RESOLVES AS FOLLOWS:

1. Tiare May Phillips, shall, within 30 days of the date of this resolution, apply for an obtain a building permit with respect to the following work that has taken place on the Property without a building permit:

- (a) The enclosure of the carport;**
- (b) The construction of exterior stairs on the eastern elevation of the dwelling house;**
- (c) The construction of a second floor deck;**
- (d) The addition to the interior habitable space creating a second self contained dwelling; and**
- (e) The alteration of the party wall between the subject dwelling and the neighbouring unit.**

2. Where the owner is unable to obtain a permit, the work must be removed within 60 days of the date of this resolution.”

- 8.3 Oncore Seniors Housing – 221 Shepherd Avenue Pages 19-45
Report from the Director of Corporate Operations
Recommendation:
“THAT the report on the Oncore Seniors Housing project be received for information.”

9. NEW BUSINESS

- 9.1 Communities in Bloom – Together Chase Committee and Chase and District Chamber of Commerce Page 46
Letter from Donna Smith-Bradley
Recommendation:
“THAT the letter from Donna Smith-Bradley regarding the Communities in Bloom initiative be received for information.”

- 9.2 Climate Action Committee – Request for Demo of SenseNet Fire Start Technology Page 47
Memo from the CAO
Recommendation:
“THAT Council approves the Climate Action Committee’s request for demonstration at a Regular Council meeting from Sense Net Rapid Wildfire Detection Technologies; AND

THAT all three local Indigenous communities leaders be invited to participate in the demonstration meeting either in person or via Zoom.”

- 9.3 Climate Action Committee Composting Survey Pages 48-58
Recommendation:
“THAT the Composting Survey results be received as information.”

10. NOTICE OF MOTION

12. IN CAMERA

None

13. RELEASE OF IN CAMERA ITEMS

The following resolution has been released from in-camera:

Resolution #2024/03/26_IC002, declaring the property of 229B Brooke Drive a hazardous condition under section 72 of the *Community Charter* for contravening the BC Building Code and the Village of Chase Building Bylaw 803-2014 and imposing remedial action on the property pursuant to section 73 (1) (a), and 73 (2) (b) of the *Community Charter*.

14. ADJOURNMENT

Resolution:

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



MINUTES

of the Special Meeting of the Council of the Village of Chase
held in the Council Chamber at the Village Office, 826 Okanagan Avenue
on Tuesday, March 26, 2024 at 3:15 p.m.

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

In Attendance: Joni Heinrich, Chief Administrative Officer
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: 0

1. CALL TO ORDER

Mayor Lepsoe called the meeting to order at 3:18 p.m.

2. ADOPTION OF AGENDA

Moved by Councillor Herman

Seconded by Councillor Connett

"THAT the agenda of the March 26, 2024 Special Meeting be adopted as presented."

CARRIED
#2024/03/26_001

3. ADOPTION OF MINUTES

None

4. PUBLIC HEARINGS

None

5. PUBLIC INPUT ON CURRENT AGENDA ITEMS

None

6. DELEGATIONS

None

7. REPORTS

None

8. UNFINISHED BUSINESS

None

9. NEW BUSINESS

None

10. NOTICE OF MOTION

None

11. IN CAMERA

Moved by Councillor Herman
Seconded by Councillor Connett

“THAT Council recess to an In Camera meeting pursuant to Section 90 (2) (b) of the *Community Charter*, ‘the consideration of information received and held in confidence relating to negotiations between the municipality and a provincial government’ and Section 90 (1)(g), ‘litigation or potential litigation affecting the municipality’.”

**CARRIED
#2024/03/26_002**

12. RELEASE OF IN CAMERA ITEMS

None

13. ADJOURNMENT

Moved by Councillor Torbohm
Seconded by Councillor Stevens

“THAT the March 26, 2024 Special Meeting be adjourned.”

**CARRIED
#2024/03/26_003**

The meeting concluded at 5:28 p.m.

David Lepsoe, Mayor

Sean O’Flaherty, Corporate Officer



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, March 26, 2024 at 4:00 p.m.

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

In Attendance: Joni Heinrich, Chief Administrative Officer
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: 14 in-person, 8 virtual

1. CALL TO ORDER

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

2. ADOPTION OF AGENDA

Moved by Councillor Torbohm

Seconded by Councillor Herman

“THAT the agenda of the March 26, 2024 Regular Meeting be adopted as presented.”

**CARRIED
#2024/03/26_001**

3. ADOPTION OF MINUTES

3.1 Minutes of the March 12, 2024 Regular Meeting

Moved by Councillor Connett

Seconded by Councillor Stevens

“THAT the minutes of the March 12, 2024 Regular Meeting be adopted as presented.”

**CARRIED
#2024/03/26_002**

4. PUBLIC HEARINGS

None

5. PUBLIC INPUT ON CURRENT AGENDA ITEMS

Jim Dunn of Chase Legion Branch 107 stated that he wished to remove Item 9.2 (the request for a financial contribution to assist with participation in the 2024 Provincial Legion Cribbage Tournament) as the team members covered their own expenses.

6. DELEGATIONS

None

7. REPORTS

a) Mayor and Council Reports

Mayor Lepsoe

Mar. 12/13 – Attended Council/ senior staff governance training with George Cuff

Mar. 15 – Curling Rink AGM

Mar. 16 – Lions 400 Club Dinner

Mar. 18 – 1 pm attended the announcement that Art Holding Memorial Arena was the recipient of the \$100,000 “Game changer reno”

Mar. 18 – 7 pm – Attended an Emergency Preparedness presentation sponsored by our Local Farmers Institute

Mar. 20 – Special meeting of Council

Mar. 21 – THRD & TNRD meetings in Kamloops, passed both budgets for the year; the main item of discussion at the THRD meeting was the RIH expansion costs, and cancer clinic plan/and costs

Mar. 21 – 6 pm Community Collaboration meeting

Mar. 22 – Met with the developer of properties on Hillside Avenue

Mar. 26 – 9:30 am – Neskonlith Council Meeting; the CAO and myself attended our monthly meeting with Neskonlith; topics discussed were, letter of support for broadband, initiatives, Neskonlith participating in Music on the Lake, Sensenet, (fire detection technology) Dog catcher, pedestrian trail between communities and wildfire management town hall in Salmon Arm tomorrow night (Mar. 27) at 6 pm

Councillor Connett

Mar. 12 – Regular meeting of Council

Mar. 12/13 – Effective governance training with George Cuff

Mar. 21 – Meeting with citizen

Mar. 26 – Met with representatives from the Ministry of Transportation and Infrastructure

Congratulated Rob McLean as Citizen of the Year

Councillor Herman

Mar. 12 – Regular meeting of Council

Mar. 12/13 – Attended sessions presented by George Cuff on Principles and Practices of Good Governance

Mar. 17 – Enjoyed the Chase Curling Club Pancake Breakfast

Mar. 18 – Attended the exciting Canucks Year End Party at the Arena. Special thanks to the Canucks Game Changer Reno Program and LIUNA1611!

Mar. 18 – Attended the Community Emergency Preparation and Response presentation by the Knutsford Initial Response Group hosted by the Chase and Area Farmer’s Institute

Mar. 21 – Attended the Community Collaboration meeting at the Chase Curling Club

Mar. 24 – Enjoyed the Chase Minor Hockey Volunteer Appreciation Dinner

Mar. 25 – Met with local citizen

Councillor Stevens

Mar. 12/13 – George Cuff governance training

Mar. 12 – Regular meeting of Council

Mar. 21 – Attended Together Chase Volunteer

Mar. 24 – Reviewed budget survey, categorized all responses for further consideration; some of the positive responses were very helpful.

Fielded many emails and calls from local residents.

Councillor Torbohm

Mar. 12 – Regular meeting of Council

Mar. 12/13 – Council governance and procedures training

Mar. 22 – Met with local citizen to discuss municipal concerns

Mar. 26 – Met with representatives from the Ministry of Transportation and Infrastructure

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

Moved by Councillor Torbohm

Seconded by Councillor Herman

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

CARRIED

#2024/03/26_003

8. UNFINISHED BUSINESS

8.1 Budget Feedback Results

Moved by Councillor Torbohm

Seconded by Councillor Stevens

“THAT the results of the 2024 budget feedback survey be received as information.”

CARRIED

#2024/03/26_004

8.2 Letter from UBCM – Provincial Response to 2023 Resolutions

Moved by Councillor Stevens

Seconded by Councillor Torbohm

“THAT the letter from UBCM regarding the provincial government’s response to Council resolutions from 2023 be received as information.”

CARRIED

#2024/03/26_005

9. NEW BUSINESS

9.1 Council’s Media Highlights

Moved by Councillor Herman

Seconded by Councillor Connett

“THAT the media highlights of Council meetings follow provisions for the recording of votes as per the Council Procedures Bylaw.”

CARRIED

#2024/03/26_006

9.2 Letter from Chase Legion Brand 107 – Request for Financial Contribution

Council removed this item from the agenda.

9.3 BC Interior Community Foundation – Chase

Moved by Councillor Connett

Seconded by Councillor Torbohm

“THAT the letter from the BC Interior Community Foundation regarding the Chase Community smart and Caring Fund be received as information.”

CARRIED

#2024/03/26_007

10. NOTICE OF MOTION

None

11. OPPORTUNITY FOR PUBLIC TO SPEAK ON MUNICIPAL MATTERS

Peter VanHoof of 239 Willow Street spoke about media highlights from Council meetings and expressed his opinion that individual Council member votes should be shown in the media highlights.

Don MacDonald of 229A Brooke Drive spoke about the need for bylaw enforcement and the severity of fire hazards. He raised a concern about the Fire Chief's response to a fire hazard on Brooke Drive.

Jean Holt of 235 Willow Street raised concerns about the water rates, stated that more staff is not needed for the Village, and requested that Council set up a special meeting at the Community Hall to answer the questions of the people of Chase about the water rates and the budget.

Carolyn Parks-Mintz of 813 Okanagan Avenue, expressed surprise at the results from the Budget Survey that communications are lacking – she stated that in all her experience in various communities, the Village of Chase's communications to the public are good.

Jeanette Galley of 230 Brooke Drive expressed concern about the future of the Chase Health Clinic.

James Mintz of 813 Okanagan Avenue spoke about media highlights, good water quality, that water rates are reasonable and perhaps basing flat rates on the number of bathrooms could help alleviate the meter issues.

Claire Campbell of Sun Valley Housing Society expressed concerns about changes to water, sewer, and garbage rates.

Jim Dunn of 3825 Skacheen Drive (ALIB Community) asked about the possibility of providing grants for senior living facilities to help offset the costs of increases to utility bills.

12. IN CAMERA

None

13. RELEASE OF IN CAMERA ITEMS

None

14. ADJOURNMENT

Moved by Councillor Connett

Seconded by Councillor Herman

“THAT the March 26, 2024 Regular Meeting be adjourned.”

**CARRIED
#2024/03/26_008**

The meeting concluded at 4:49 p.m.

David Lepsoe, Mayor

Sean O'Flaherty, Corporate Officer



MINUTES

of the Special Budget Meeting of the Council of the Village of Chase
held in the Council Chamber at the Village Office, 826 Okanagan Avenue
on April 2, 2024 at 4:00 p.m.

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

In Attendance: Joni Heinrich, Chief Administrative Officer
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: 14 in-person, 10 virtual

1. CALL TO ORDER

Mayor Lepsoe called the meeting to order at 4:03 p.m.

2. ADOPTION OF AGENDA

Moved by Councillor Stevens

Seconded by Councillor Connett

“THAT the agenda of the April 2, 2024 Special Budget Meeting be adopted as presented.”

**CARRIED
#2024/04/02_001**

3. ADOPTION OF MINUTES

None

4. PUBLIC HEARINGS

None

5. PUBLIC INPUT ON CURRENT AGENDA ITEMS

Carolyn Parks-Mintz of 813 Okanagan Avenue spoke about mitigating disaster risk, cultural humility training and economic development funding.

Jean Holt of 235 Willow Street addressed Council regarding incentives for businesses, proposed tax rates and water rate increases.

6. DELEGATIONS

None

7. REPORTS

None

8. UNFINISHED BUSINESS

8.1 2024 Capital Budget

Moved by Councillor Torbohm
Seconded by Councillor Herman

“THAT staff be directed to draft a five-year financial plan based on the capital budget information presented at the April 2, 2024 Special Budget Meeting.”

Moved by Councillor Lepsoe
Seconded by Councillor Herman

“THAT the previous motion be amended with the following allocations of the Growing Communities Fund money:

- Cemetery Improvements \$400,000
- Shepherd Road construction/ paved pathway – combine allocations of \$465,000 and \$75,000
- \$150,000 to the Arena to augment the \$100,000 recently received from the Canucks Game Changer Contest and Liuna Local 1611
- \$150,000 to hiking trails
- Defer the \$40,000 for Fire Department bush truck until more information received
- Remaining \$267,000 Mill Park Boat launch.”

CARRIED

RECORDED AS OPPOSED: Councillor Connnett

#2024/04/02_002

Moved by Councillor Connnett
Seconded by Councillor Torbohm

“THAT the previous motion be amended to remove the Cemetery Improvements of \$400,000, and that the costs for Bay Drive in the capital budget be reevaluated.”

DEFEATED

RECORDED AS OPPOSED: Councillor Herman and Councillor Torbohm

#2024/04/02_003

The Vote was called on the main motion as amended and it was

CARRIED

RECORDED AS OPPOSED: Councillor Connnett and Councillor Torbohm

#2024/04/02_004

8.2 2024 Tax Rates

Moved by Councillor Torbohm
Seconded by Councillor Stevens

“THAT staff be directed to prepare a tax rate bylaw for the 2024 taxation year based on the information provided by the Chief Financial Officer at the April 2, 2024 Special Budget Meeting.”

CARRIED

#2024/04/02_005

9. NEW BUSINESS

None

10. NOTICE OF MOTION

Councillor Torbohm provided Notice of Motion to review water and sewer rates.

11. IN CAMERA

None

12. RELEASE OF IN CAMERA ITEMS

None

13. ADJOURNMENT

Moved by Councillor Connett

Seconded by Councillor Torbohm

“THAT the April 2, 2024 Special Budget Meeting be adjourned.”

**CARRIED
#2024/04/02_006**

The meeting concluded at 5:55 p.m.

David Lepsoe, Mayor

Sean O’Flaherty, Corporate Officer



VILLAGE OF CHASE

Memorandum

Date: April 2, 2024
To: Mayor and Council
From: CAO
RE: Activities Report March 6 to April 2, 2024

Council Support

- Regular Council meeting March 12 and 26
- Participated in Council/Staff Training March 12 and 13
- Climate Action Committee meeting March 11
- Met with Ministry of Transportation and Infrastructure representatives March 13
- Participated in several meetings regarding Information Technology service provision
- Reviewed and prepared reports for Council meeting agendas
- Reviewed Council meeting minutes and communications to the public
- Regular meetings with Mayor, various meetings with members of Council
- Regular meetings with Senior managers to discuss council directives, delegate tasks
- Discussed various matters with members of Council
- Attended March 18 announcement at Arena regarding Canucks Game Changer donation
- Along with Mayor Lepsoe attended meeting of Neskonlith Indian Band Chief and Council March 26

Management and Staff Support

- Participated in Lake Division Emergency preparedness meeting March 6
- Attended public open house at Community Hall March 6
- Provided Commissioner services to members of the public
- Met with various members of the public regarding water rates
- Discussed NG911 project with TNRD staff member
- Discussed several labour issues with Union president
- Met with Fire Association members to discuss SPU matters
- Participated in ongoing update meetings with Internet Performance Test consulting firm
- Reviewed and authorized a variety of invoices for services and supplies
- Discussions with senior staff regarding human resource matters and resourcing needs
- Responded to email and telephone inquiries

Respectfully submitted,

Joni Heinrich



VILLAGE OF CHASE

Memorandum

Date: March 5, 2024

To: Mayor and Council

From: Sean O'Flaherty, Director of Corporate Operations

RE: Activities undertaken from March 6, 2024 to April 2, 2024

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
- Ongoing human resource management
- Liaising with the Building Inspector on zoning confirmation matters
- Staff meetings
- Assist with Village communications through social media, Village's website, and the Sunflower

Other Duties/Activities During the Reporting Period:

- Processed 8 Comfort Letters
- Processed 2 Building Permit
- Approved 4 new Business Licenses
- Coburn Street active transportation pre-construction meeting with General Assembly
- Working on 2024 budget
- Met with consultants on LGCAP grant opportunity for development approvals
- Attended a capital budget meeting
- Attended a project meeting on the Mill Park Boat Launch
- Attended some IT consultant meetings regarding our capital and operational IT needs
- Attended a 2024 budget Open House at the Community Hall
- Met with Inland Divers about maintenance plan for our main water intake
- Attended a council governance workshop
- Met with some property owners having concerns about the highway upgrade project
- Coordinating development at 116 MacPherson
- Completed 3 FOI requests
- Met with team working on Wastewater Treatment Plant upgrade project
- Met with IHA regarding our annual drinking water licence
- Working on land sale of unused, unimproved roadway to 838 Shuswap Ave
- Working on grant application for development approvals
- Drafting policy updates for our zoning bylaw mandated by Bill 44, 46, 47
- Drafting housekeeping updates to utility bylaws for consistency purposes

- Working on the permit application and other details of the Chase Falls trail upgrade

1st Quarter 2024 Statistics:

- Dog Licences: **143** (164 in 2023). This represents a 13% decrease year over year.
- Bus Licenses: **218** (191 for 2023). This represents a 12% increase year over year.
- Building Permit data from the TNRD is delayed.

Bylaw Enforcement

- Bylaw Enforcement activity is below normal with only 2 active files. BEO assisting with Business Licence renewals.

Dog Control

- Dog control matters are below normal. ACO working on Dog Licence renewals.

Respectfully submitted,

Sean O'Flaherty

Approved for Council Consideration by CAO

Jani Heinrich



VILLAGE OF CHASE

Memorandum

Date: April 3, 2024

To: Council

From: Deb Lovin, Chief Financial Officer

RE: March 2024 Report

Regular Duties

Attend Council's meetings (Regular, Special, In Camera) and workshops
Dealt with property taxes and utility billing issues as required.
Review daily cash receipting transactions and bank deposits.
Upload BC Assessment roll updates.
Monthly Bank Reconciliation.
Complete monthly eTax (Provincial Property Tax) calculation, reconciliation, and requisition.
Weekly meetings with Mayor
Weekly staff meetings
Preparation of reports to Council.
Respond to email and telephone inquiries
Reconcile Utilities, Property Taxes and Accounts Receivable ledgers.

Budget, Property Taxes & Financial Reporting

Prepare budget documents for council meetings
Prepare documents for March 6, 2024 budget open house
Begin working with auditors, providing documentation as required.
Begin calculating tax rate options for 2024
Submitted annual Grant in Lieu information to Province of BC
Budget discussion with CAO, CO, PW Manager and Fire Chief

Grant Applications, Implementation and Reporting

Review Firesmart grant with UBCM representatives

Other

Participated in MOTI meetings.
Participate in Cuff training session
Meet with citizens to discuss new utility billing
Meeting to review Broadband testing project
Completed yearend Employer Health Tax reporting and submission

Respectfully submitted,

Approved for Council Consideration by CAO

D Lovin

Deb Lovin

Joni Heinrich

Joni Heinrich



VILLAGE OF CHASE

Memorandum

Date: April 9, 2024

To: Council

From: Mike Baker, Manager of Public Works

RE: March 2024 Report

Regular Duties

Attend Council's meetings (Regular, Special, In Camera) and workshops.

Working documents for 2024 operational and capital budget.

Invoice processing

Processing and completing service requests.

Reviewing operations and staffing of Public Works.

Review of development proposals and variances.

Review of Bylaws for familiarity and proposed revisions.

Preparation of reports to Council.

Health and Safety crew talks.

Respond to email and telephone inquiries.

Utilities

Working on proceeding to design of the confirmed grant for lagoon improvements.

Overseeing the changing out non-functioning water meters.

Implementing changes to process for changing out meters including possible Bylaw amendments.

Parks and Recreation

Community Hall rentals

Mill Park boat launch design review.

Cremation Garden design review.

Preparing parks and facilities for summer season

Community Garden in Willson Park

Cemetery services.

Roads and Drainage.

Drainage maintenance with warmer temperatures.

Sidewalk sweeping

Modifications for Trombia Street Sweeper

Solid Waste and Recycling

Continuing with recycling audits

Respectfully submitted,

M. Baker

Mike Baker

Approved for Council Consideration by CAO

Joni Heinrich

Joni Heinrich



VILLAGE OF CHASE

Memorandum

Date: April 2, 2023
To: Mayor and Council
From: Deputy Corporate Officer
RE: Activities Report – March 4, 2023 to March 29, 2024

Legislative Services/Council Support

- Agenda preparation and minutes
- Preparation of bylaws and minutes for archival purposes
- Maintenance of bylaw and resolution indexes
- Bylaw consolidation
- Budget feedback survey compilation

Operational Support

- Updated social media pages and performed routine website maintenance
- Ongoing IT support, installation of new equipment
- Coordination with Community Hall users
- Preparation of forms and digital documents
- Records management support
- Ongoing indexing of agreements and leases
- IT service review
- Support for cemetery management software

Respectfully submitted,

M. DeLeon

Approved for Council Consideration by CAO

Jon Heinrich



VILLAGE OF CHASE

Memorandum

Date: April 2, 2024
To: Village of Chase
From: Chase Fire Department
RE: Fire Chief's report March 2024

Fire Calls - 7

1 Landscape Fire, 2 False Alarms, 2 Fire Burning Complaints, 1 Public Service, 1 Garbage Bin Fire.

Road Rescue Calls - 2

1 Extrication, 1 Stood Down on Scene

First Responder - 12

5 Shortness of breath, 2 Chest Pain, 1 Stabbing, 2 Unresponsive, 1 Overdose, 1 Internal Bleed.

Chase Fire Rescue has 22 members, 2 on LOA, including 1 Junior and 18 with their Exterior Operation Certification.

The department is ongoing with studying/actioning "Preventing Fire Fighter Cancer" through the Fire Chiefs Association of British Columbia, and the Canadian Cancer Research Foundation.

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

Training is back on track after being suspended due to High Volatile Organic Compounds (VOC) detected inside the Fire Hall. Further more comprehensive air sampling was conducted and the results showed higher-than-normal levels of hydrocarbons. Activated Charcoal air purifiers have been installed and further cleaning and relocation of Turn-out gear storage is in the works. Further actions will be taken to mitigate VOCs in the fire hall and apparatus along with better decontamination practices and training.

*Carcinogens – Cancer causing chemicals/gases

*Hydrocarbons – By-products of petroleum

Respectfully submitted,

Approved for Council Consideration by CAO

Fire Chief, B. Lauzon



Village Of Chase

Administrative Report

TO: Mayor and Council

FROM: Corporate Officer

DATE: April 2, 2024

RE: 229B Brooke Drive – Remedial Action

ISSUE/PURPOSE

For Council to pass an improved, comprehensive resolution regarding the Remedial Action Requirement (RAR) at 229B Brooke Drive, that will better meet a legal test in the event of a challenge from the Owner.

DISCUSSION

The Village's legal counsel has reviewed other case law pertaining to remedial actions and recommends that Council's resolution be fortified so that the resolution can stand on its own, and thus be more defensible before the Court should a legal challenge occur.

Should Council adopt the new resolution, Administration will then follow the notice requirements set out in Division 12 of Part 3 of the *Community Charter* and in that notice advise the person of the reconsideration opportunity. If a reconsideration is requested by the Owner, Council will be acting as a quasi-judicial body at the hearing. The Building Inspector will also be invited to participate.

If a reconsideration is held, staff will give directions to Council on the process to be followed. Following that meeting Council may confirm, amend or cancel the RAR.

FINANCIAL IMPLICATIONS

None

POLICY IMPLICATIONS

Under Council's *Community Charter* section 72 authority, the property Owner is afforded an opportunity to be heard. The Village always serves or sends a registered letter to the property owners advising them of their right to be heard and encourages them to attend their opportunity, and to contact the Corporate Officer if they have concerns about the process or requirements of the Order.

RECOMMENDATION

“WHEREAS Tiare May Phillips, the registered owner of the property at 229B Brooke Drive, Chase, British Columbia, legally described as:

PID: 003-018-636

Lot 6, District Lot 517 and section 26, Township 21, Range 13, West of the 6th Meridian, Kamloops Division, Yale District, Plan 34082

(the “Property”)

has undertaken construction in buildings on the Property without a building permit required by the Village’s Building Regulations Bylaw No. 803-2014 (the “Building Bylaw”).

AND WHEREAS, this work was conducted, and continued despite a stop work order and efforts by Village staff to compel the owner to comply with the Building Bylaw.

AND WHEREAS, Division 12 of Part 3, and paragraphs 73(1)(a) and 73(2)(b) of the Community Charter, SBC 2003, c. 26, provides authority to Council to impose a remedial action requirement (RAR) where a building contravenes a bylaw under section 8 (3) (l) [spheres of authority — buildings and other structures] or Division 8 [Building Regulation] of this Part.

NOW THEREFORE, the Council of the Village of Chase, in open meeting assembled, RESOLVES AS FOLLOWS:

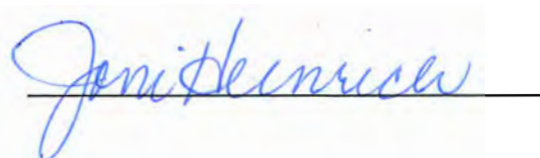
- 1. Tiare May Phillips, shall, within 30 days of the date of this resolution, apply for an obtain a building permit with respect to the following work that has taken place on the Property without a building permit:**
 - (a) The enclosure of the carport;**
 - (b) The construction of exterior stairs on the eastern elevation of the dwelling house;**
 - (c) The construction of a second floor deck;**
 - (d) The addition to the interior habitable space creating a second self contained dwelling; and**
 - (e) The alteration of the party wall between the subject dwelling and the neighbouring unit.**

- 2. Where the owner is unable to obtain a permit, the work must be removed within 60 days of the date of this resolution.**

Respectfully submitted,



Approved for Council Consideration by CAO,





VILLAGE OF CHASE Administrative Report

TO: Mayor and Council
FROM: Corporate Officer
DATE: April 2, 2024
RE: Oncore Seniors Housing – 221 Shepherd Avenue

ISSUE/PURPOSE

To provide Council the current status of the BC Housing, and Oncore Seniors Society proposed project to build and operate a 37-unit low-income seniors housing complex at 221 Shepherd Road.

HISTORY/BACKGROUND

On August 19, 2020, Leslie Brochu, along with project architect James Weldon attended Chase for purposes of site selection for a 40-unit seniors housing project. After reviewing multiple sites for size and proximity to amenities, they deemed the only appropriate site for this project as being at 221 Shepherd Road.

At the September 8, 2020 Regular meeting, Leslie Brochu and Jamie Humphrey, of Oncore Seniors Society, presented a proposal to Council to develop this low income seniors housing project in Chase. They informed Council that the project would require a partnership between the Village and Encore, through BC Housing, where the Village would provide the land under a 60-year nominal leasehold, and Encore, with financial support from BC Housing would build approximately 40 housing units for low-income seniors. At that meeting Council resolved:

“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.”

In June of 2021, Oncore Seniors Society was notified by BC Housing that the Chase project did not receive funding for the project.

In September, 2023, Oncore Seniors Society re-applied to BC Housing for project funding, and in March of this year, funding was approved for the a 37-unit low-income seniors housing complex.

At the October 24, 2024 Regular meeting, Mona Murray, Garry Limpricht and Shirley Culver, of Oncore Seniors Society, presented again to Council to request an updated letter of support. At that meeting Council re-confirmed support for the low-income seniors housing project by resolving:

“THAT Council provide a letter of support for the project.”

A support letter, dated October 30, 2023, was subsequently prepared and issued to the Society.

DISCUSSION

To date, the following actions have been taken to move the project forward:

- Council resolution was to proceed, as noted above;
- Land for road acquisition, and completion of dedicated highway to connect all of Shepherd Road is completed;
- The Village’s Official Community Plan was adopted in October, 2021 and Council’s bylaw contains many supporting policies including:
 - Encouraging a range of housing types to meet the needs of all residents, including multi-family residential, affordable housing, rental accommodations and seniors housing;
 - Filling housing gaps for seniors looking to downsize into from their larger family homes;
 - Working with BC Housing and other agencies to provide affordable social housing within Chase, particularly for seniors;
 - Encourage the development of affordable, rental and special needs housing, including seniors;
 - housing, with preference given to locations in close proximity to amenities and services;
 - Promoting the development of a greater range of housing types including various forms of multi-family housing.
- A Housing Needs Report for Chase was completed in January, 2021 with the following key findings:
 - At that time, there were only 66 units of non-market housing units in Chase;
 - Providing appropriate housing for seniors will enable right-sizing for empty nesters, ensure safety, reduce outdoor upkeep, 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 TNRD released the covenant restrictions on the subject project area to allow the project to proceed. The covenant has previously restricted use on the entire property to ‘recreation’ only

For this housing initiative to continue forward, the following actions need to occur:

- Lease agreement between Oncore Seniors Society and the Village of Chase for 60 years. This would be a nominal lease without compensation. After 60 years the building’s ownership would revert to the Village.
- Zoning bylaw amendment to zone only the portion of the land for the project from *P-2, Public, and Quasi-Public Use*, to *R-3, High Density Residential*
- Land survey required to prepare subdivision plan
- Advertising of the intent to dispose of land in accordance with Section 94 of the *Community Charter*. The ad must give the particulars of the property to be disposed, the consideration 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 ongoing communications as there are impacts to their operation in terms or parking, and construction activities, and other potential impacts
- Filing of the subdivision plan and completion of the lease
- Payment of Development Cost Charges of approximately \$70,000
- A Development Permit for form and character of a multi-family development as per Development Permit Area E guidelines from Council’s Official Community Plan

Most costs for the above will not be incurred by the Village but rather be borne by the applicant.

Attached to this report are:

- TNRD Board Report to release covenant, including supporting documents
- Concept rendering of the building
- Parking considerations
- October 19, 2023 Oncore Seniors Society letter to Council

- October 30, 2023 Letter of Support from Council to Oncore Seniors

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 to prepare bylaws, and to arrange for advertising as the *Community Charter* requires. The Village would also be responsible for reviewing and processing various legal plans, legal paperwork such as registrations and conveyancing.

The Village would benefit in other financial ways::

- Reduction of costs for dust control and grading of the portion of the gravel parking lot
- Remedy of the failing stormwater collection system in the gravel parking lot
- Development Cost Charges will be applicable
- Tax revenue will be applicable
- These units represent 37 new utility clients

POLICY IMPLICATIONS

There is no set Village policy on property acquisitions or dispositions. There are many legislative requirements to be met that Administration will manage.

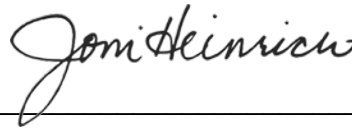
RECOMMENDATION

THAT the be received for information

Respectfully submitted,

Approved for Council Consideration by CAO

Sean O'Flaherty





Department: Planning

November 23, 2020

VIA Email: soflaherty@chasebc.ca

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

Attention: Sean O'Flaherty

Dear Sir:

Subject: **Referral File No. REF 581** - Village of Chase/TNRD Covenant
Lot 1, District Lot 517, KDYD, Plan 20201 except Plan KAP49449
221 Shepherd Avenue, Chase, BC

At their November 19, 2020 meeting, the Thompson-Nicola Regional District Board of Directors passed a resolution relating to the above noted Village of Chase/TNRD Covenant. A certified extract from the Board of Directors meeting with the resolution is attached for your convenience, along with a copy of the Board Report.

If you have any questions or require more information, please contact the undersigned.

Yours truly,

Dan Wallace, RPP, MCIP
Planner

DW/ad

Encl. Certified resolution, Board Report



The Region of BC's Best

CERTIFIED RESOLUTION OF THE THOMPSON-NICOLA REGIONAL DISTRICT
BOARD OF DIRECTORS

THAT, Covenant KP055287 restricting use of 221 Shepherd Avenue, the Art Holding Memorial Arena land, to recreational purposes be discharged from the State of Title as part of the parcel subdivision;

AND, that Covenant KP055287 or a new similarly worded covenant be registered against the Remainder.

I hereby certify the above to be a true copy of a resolution adopted by the Thompson-Nicola Regional District Board at its Closed Board Meeting held on November 19, 2020.

Dated at Kamloops, British Columbia

This 20th day of November, 2020

Deanna Campbell, Corporate Officer



TO: Chair and Board of Directors **DATE OF MEETING:** November 19, 2020
FROM: Director of Development Services
SUBJECT: Referral File No. REF 581 - Village of Chase/TNRD Covenant
Lot 1, District Lot 517, KDYD, Plan 20201 except Plan KAP49449
221 Shepherd Avenue, Chase, BC (the "Property")

RECOMMENDATION(S):

That Covenant KP055287 restricting use of 221 Shepherd Avenue, the Art Holding Memorial Arena land, to recreational purposes be discharged from the State of Title as part of the parcel subdivision; AND, that Covenant KP055287 or a new similarly worded covenant be registered against the Remainder.

R. Sadilkova
Director of Development Services

Approved for
Board Consideration
CAO

PURPOSE:

This report is to secure Board of Directors' direction in response to a request from Village of Chase to discharge Covenant KP055287 (the Covenant) limiting land use of the Village arena Property (formally owned by the TNRD) to recreational uses, all to enable development of a new 40 unit seniors' housing facility on a portion of the land.

SUMMARY:

This report is to seek direction and advise the Board of issues pertaining to the land use regulation, by zoning and covenant, of a property within the Village of Chase (the "Village") owned by the Village. The Covenant's restrictions were implemented and remain in place ensuing from a 1999 Board resolution. A proposed seniors' housing development on the west portion of the Property requires rezoning, subdivision, and discharge of said Covenant from the title. Staff support the request because 1) this portion of the land would be put to best use, 2) recreation use of the rest of the land continues, and importantly, 3) it will serve rural Electoral Area and Village seniors alike.

BACKGROUND:

The Property located at 221 Shepherd Avenue in the Village, is zoned *P-1: Parks and Recreation* under Zoning Bylaw No. 683, and is designated *Civic & Institutional* in the Village of Chase Official Community Plan (OCP). The community’s ice rink, *Art Holding Memorial Arena*, rodeo grounds, and the Chase Canyon Eco-Adventures (Treetop Flyers) occupy the east 2/3 of the Property. The west 1/3 at Shepherd Avenue is a vacant gravel parking lot. The Property is bounded by Chase Secondary School to the north, Trans-Canada Highway to the east and Safety Mart Plaza and Sun Valley Estates multi-family dwellings to the south.

The parcel was initially purchased in 1977 by the TNRD with the view that it be held in trust for a future recreation centre. In 1999, the Board of Directors resolved to transfer it to the Village of Chase for a dollar *subject to the registration of the Covenant with a clause stating that the Property be used for recreational uses* including the construction of an arena and associated facilities for the equal benefit of residents in the Village and those living in parts of Electoral Areas “L” and “P”. The Covenant was subsequently registered with the TNRD listed as the Transferee to ensure future implementation of the joint land use agreement.

Village of Chase staff were recently approached by Oncore Seniors Society (Oncore) to identify a suitable site for an affordable senior’s housing project in the Village. After reviewing several locations, this Property was selected as the best site.

Then on September 8, 2020 Village Council resolved to accept the request from Oncore and begin the process of site sale. A portion of the Property on the western half –



identified on the inset map above as “**Project Area**” - would need to be rezoned to *R-3: High Density Residential* and subdivided. To enable this, the Village requires Board authorization to discharge the Covenant from the new parcel. The Covenant could be updated and re-registered on the title of the Remainder or simply discharged from the new parcel (existing charges flow to each parcel at subdivision). **All costs are proposed to be borne by the project developer but ownership of the two parcels to remain with the Village of Chase.**

DISCUSSION:

The Property has been utilized and developed in good faith for the intended purposes as set out in the Covenant. The vacant portion of the land has been used for recreational uses such as car shows, grad ceremonies, etc. in the past; however, there is a cost to maintain open space and absorb liability risk especially with ongoing storm drainage issues at this location. The Village has no plans or imminent needs for any future recreational use at this location.

The Village's OCP supports a range of residential types and densities especially those being considered as infill affordable housing within walking distance to amenities. Given its central location, the Property is a prime candidate for affordable housing envisioned by the OCP. Current and future recreational uses will continue to be encouraged on the proposed Remainder via the P-1 zone.

More importantly, on September 6, 2020 Village Council resolved to support the acquisition and site development process. Future residents at this location will likely enjoy recreational pursuits on site and at the neighbouring arena. All told, staff recommend the Covenant discharge on the condition that at the time of subdivision, the Covenant is re-registered or remains on the arena/rodeo grounds parcel.

ALIGNMENT TO THE 2019-2022 STRATEGIC PLAN:

This initiative is consistent with the PRIORITIES set out in the Board's Strategic Plan as follows:

- Now
- Next
- Advocacy/Partnership
- 2019/2020 Department Operational Priority
- Ongoing operation, service delivery or legislative requirement
- Not identified as a priority in strategic plan or department operational plan

COMMUNICATIONS OR PUBLIC CONSULTATION:

The decision of the Board of Directors regarding this item will be communicated to the public in the minutes of the meeting at which this item will be considered by the Board of Directors; said minutes to be included in the next regular Board of Directors' meeting agenda on the website.

The decision of the Board of Directors regarding this item will also be communicated to the Village via letter with resolution.

Subsequently the Village will be undertaking the required public process to enable a land use change.

Attachment(s)

- Overview map and Site Details map
- Village of Chase – Letter of Support dated Oct 28, 2020
- Letter from Oncore Seniors Society dated Sept 2, 2020 (2 pages)
- Covenant

REFERRAL APPLICATION No. REF 581
Village of Chase Covenant Discharge - Overview



REFERRAL APPLICATION No. REF 581

Village of Chase Covenant Discharge - Site Details





Village of Chase

PO Box 440, 826 Okanagan Ave,
Chase, British Columbia V0E 1M0

Office: 250. 679-3238
Fax: 250. 679-3070

www.chasebc.ca

October 28, 2020

Chair Gillis and Board of Directors:
Thompson-Nicola Regional District
300 -465 Victoria Street
Kamloops, BC, V2C 2A9

RE: 221 Shepherd Road, Chase, BC – Affordable Seniors Housing Project

Dear Chair Gillis and Board,

The Village of Chase is requesting consideration in removing a restrictive covenant from the property title of the arena lands (L1 PL 20201 DL 517 EXC PL KAP49449) that effectively prohibits a desired affordable senior's housing project to be built on a portion (~3000m²) of those lands.

The Chase & District Recreation Society, who with which the Village has a partnering/operating agreement, supports the project, and agrees that any parking or snow storage concerns are minimal and can be accommodated upon the parent parcel.

If approved, the covenant would remain on title for the parent parcel and in-effect until such time that the funding from BC Housing for the project is secured and raising of the title for the project's new parcel is imminent, likely in late 2021.

Thank You for your consideration.

Sincerely,

Sean O'Flaherty, RPP
Corporate Officer

Attd: Village of Chase letter of support to the Encore Seniors Housing Society
Certified Resolution of Chase Council
Oncore Seniors Society letter requesting lands
Mapping



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

**LAND TITLE ACT
FORM C**
(Section 233)

00 JUN 21 10 44

KP 55287

AND TITLE OF:
KAMLOOP

Province of
British Columbia

n/2 STC

C 55

GENERAL INSTRUMENT - PART 1 (This area for Land Title Office use)

PAGE 1 of 5 pages

1. APPLICATION: (Name, address, phone number and signature of applicant, applicant's solicitor or agent)

FULTON & COMPANY
Barristers & Solicitors
248 Second Avenue
KAMLOOPS, BC, V2C 2C9
10336

Per: **BRIAN D. ROSS**
Phone: (250) 372-5542
File: BDR/mt/3044-44

01 00/06/21 10:50:33 01 KL 369750
CHARGE 155.00

Brian Ross

✓ PARCEL IDENTIFIER AND LEGAL DESCRIPTION OF LAND: *
(PID) (LEGAL DESCRIPTION)

007-891-750

Lot 1 District Lot 517 Kamloops Division Yale
District Plan 20201 Except Plan KAP49449

✓ NATURE OF INTEREST: *
DESCRIPTION

Covenant Section 219

DOCUMENT REFERENCE
(Page and paragraph)

Entire Document

PERSON ENTITLED
TO INTEREST

Transferee

✓ 4. TERMS: Part 2 of this instrument consists of (select one only)

- (a) Filed Standard Charge Terms
- (b) Express Charge Terms
- (c) Release

D.F. No.
Annexed as Part 2
There is no Part 2 of this instrument

A selection of (a) includes any additional or modified terms referred to in Item 7 or in a schedule annexed to this instrument. If (c) is selected, the charge described in Item 3 is released or discharged as a charge on the land described in Item 2.

✓ 5. TRANSFEROR(S): *

VILLAGE OF CHASE

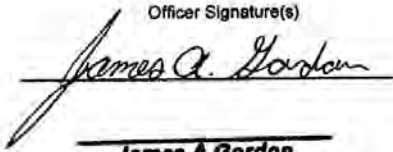
✓ 6. TRANSFEREE(S): *

THOMPSON-NICOLA REGIONAL DISTRICT, 300 - 465 Victoria Street, Kamloops, British Columbia, V2C 2A9

7. ADDITIONAL OR MODIFIED TERMS: *

N/A

8. EXECUTION(S): This instrument creates, assigns, modifies, enlarges, discharges or governs the priority of the interest(s) described in Item 3 and the Transferor(s) and every other signatory agree to be bound by this instrument, and acknowledge(s) receipt of a true copy of the filed standard charge terms, if any:

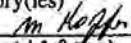
Officer Signature(s)


James A Gordon
Deputy Clerk, Village of Chase, B.C.
Commissioner for taking affidavits

JAMES A. GORDON, A COMMISSIONER FOR
TAKING AFFIDAVITS FOR BRITISH COLUMBIA
BOX 440, CHASE, BC V0E 1M0
(As to all signatures)

Execution Date		
Y	M	D
00	06	15

Party(ies) Signature(s)
VILLAGE OF CHASE by its Authorized Signatory(ies)


Name: MARTIN KOPPES


Name: CHRISTOPHER D. COATES
CHRISTOPHER D. COATES

OFFICER CERTIFICATION:

Your signature constitutes a representation that you are a solicitor, notary public or other person authorized by the Evidence Act R.S.B.C. 1996, c. 124, to take affidavits for use in British Columbia and certifies the matters set out in Part 5 of the Land Title Act as they pertain to the execution of this instrument.

THIS AGREEMENT made the 15th day of June, 2000

BETWEEN:

VILLAGE OF CHASE, P.O. Box 440, Chase, British Columbia, V0E 1M0

(herein called the "Grantor")

OF THE FIRST PART

AND:

THOMPSON-NICOLA REGIONAL DISTRICT, 300 - 465 Victoria Street,
Kamloops, British Columbia, V2C 2A9

(hereinafter called the "Grantee")

OF THE SECOND PART

1. WHEREAS the Grantor is the registered owner in fee simple of the following lands in the Province of British Columbia, more particularly known and described as:

Lot 1, District Lot 517, Kamloops Division Yale District, Plan 20201, except Plan KAP49449

(hereafter called the "Grantor's Lands")

2. AND WHEREAS s.219 of the Land Title Act provides that there may be registered as a charge against the title to any land a covenant in favour of the Grantee that the land is to be used in a particular manner;

3. NOW THEREFORE THIS AGREEMENT WITNESSETH that in consideration of the sum of One (\$1.00) Dollar of lawful money of Canada and other valuable consideration paid by the Grantee to the Grantor, the receipt of which is hereby acknowledged, the Grantor, on behalf of itself and its successors and assigns, hereby covenants and agrees with the Grantee, as a covenant in favour of the Grantee pursuant to s.219 of the Land Title Act, it being the intention and agreement of the Grantor, that the provisions hereof be annexed to and run with and be a charge upon the Lands, that from and after the date hereof:

- (a) The Lands will be used only for recreational purposes including, but not limited to, the construction of an arena and associated facilities.
- (b) The Lands shall be used in a manner such that the residents of areas now comprising Electoral Areas "L" and "P" of the Thompson-Nicola Regional District shall enjoy all of the privileges, benefits, and terms of usage, of the Lands and improvements now or hereafter situate on the Lands, to the full extent that those privileges and benefits are enjoyed by the residents of the area comprising the Village of Chase.
- (c) The Lands and the improvements now or hereafter situate on the Lands, shall be dedicated to uses which will provide benefit to the residents of the areas now comprising the Village of Chase and the Electoral Areas "L" and "P" of the Thompson-Nicola Regional District.

4. Subject to the provisions of s.219 of the Land Title Act, the Grantor's covenants contained in this Agreement shall burden and run with the Lands and enure to the benefit of the Grantee and its successors and assigns and be binding upon the Grantor, its successors and assigns.

5. Nothing in this Agreement shall prejudice or affect the rights, powers and remedies of the Grantee in relation to the Grantor, including its successors and assigns, or the Lands under any law, by-law order or regulation or in equity all of which rights, powers and remedies may be fully and effectively exercised by the Grantee as if this Agreement had not been made by the parties.

6. The Grantor will do or cause to be done at its expense all acts reasonably necessary for the Grantee to gain priority for this Agreement over all liens, charges and encumbrances which are or may be registered against the Lands save and except those in favour of the Grantee and those specifically approved in writing by the Grantee.

7. The parties agree that this Agreement shall not be modified or discharged except in accordance with the provisions of s.219 (9) of the Land Title Act.

- 8. The Grantor shall do or cause to be done all things and execute or cause to be executed all documents and give such further and other assurance which may be reasonably necessary to give proper effect to the intent of this Agreement.
- 9. Wherever the singular or masculine or neuter is used herein, the same shall be construed as including the plural, feminine, body corporate or politic unless the contract requires otherwise.
- 10. This Agreement shall be interpreted according to the laws of British Columbia.
- 11. Where there is a reference to an enactment of the Province of British Columbia in this Agreement, that reference shall include a reference to any subsequent enactment of the Province of British Columbia of like effect, and unless the context otherwise requires, all statutes referred to herein are enactments of the Province of British Columbia.
- 12. In the event that at any time any provision of this covenant is found to be invalid, or void, then such provision shall not apply and shall be construed so as not to apply to the extent that it is so invalid or void and the particular provision or part of the provision shall be deemed severed from the remainder of this covenant and all of the remaining provisions of this covenant shall remain in full force and effect.

IN WITNESS WHEREOF the parties hereto have executed this Agreement on the day and year first above written.

The corporate seal of the)
 VILLAGE OF CHASE was)
 hereunto affixed in the)
 presence of:)
Am Heffer)
 Mayor)
Chris Decker)
 Clerk)

C/S

END OF DOCUMENT



BONI•MADDISON
 Architects
 1732 West Broadway
 Vancouver, B.C. V6S 2S1
 TEL: 604.681.1888

TITLE:
 Elevation
 PROJECT:
 SENIORS HOUSING PROJECT
 CHASE

JOB N°:	DATE:
SCALE:	NOV 2020
1/16" = 1'-0"	DRAWING N°:
DRAWN:	A2.3

ISSUES:

18-28 spaces
(depends on configuration)

18 spaces

221

re-configure existing stalls
for parking capacity efficiency

18 spaces

Art Holding
Memorial
Arena

18-22 spaces

Rodeo C

18-28 spaces
(depends on configuration)

217

Sun Valley
Estates

18 spaces



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", is written over the typed name.

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

PO Box 440, 826 Okanagan Ave,
Chase, British Columbia V0E 1M0

Office: 250. 679-3238

Fax: 250. 679-3070

www.chasebc.ca

October 30, 2023

Oncore Seniors Society
755 Mayfair Street
Kamloops, BC
V2B 5L7

Attention: Mona Murray

Dear Mona:

RE: Low Income Housing for Seniors – Chase, BC

Thank you for attending the Village of Chase Council meeting on October 24, 2023 to present the proposal for low income housing for seniors in Chase, BC. We appreciate your efforts to secure this type of housing which is most definitely needed in our community.

At the October 24, 2023 meeting, Council passed the following resolution:

“THAT Council provide a letter of support for the project.”

We wish you every success in your application to BC Housing for this essential project.

Sincerely,
VILLAGE OF CHASE

David Lepsoe
Mayor David Lepsoe

From: Donna Smith-Bradley <donna@century21lakeside.com>
Sent: Tuesday, March 26, 2024 3:18 PM
To: Joni Heinrich <cao@chasebc.ca>
Subject: Communities in Bloom

Hi Joni,

We are asking for the Village of Chase to support the Together Chase committee, in collaboration with The Chamber of Commerce and other volunteer groups , to participate in the Communities in Bloom project for 2024. I will be reporting and the lead on this initiative.

The Chamber of Commerce will be paying the fee for applying to Communities in Bloom.

Any questions, please let me know.

Thanks

Regards,
Donna Smith-Bradley Personal Real Estate Corporation
REALTOR® Member of The Canadian Real Estate Association
CENTURY 21 Lakeside Realty Ltd.
Office: 250-679-7748 / 250-955-0307 ext.206
Cell: 250-819-0551

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VILLAGE OF CHASE

Memorandum

Date: April 2, 2024
To: Mayor and Council
From: CAO
RE: Request for Demonstration – Climate Action Committee – Sense Net Rapid Wildfire Detection Technology

Council's Climate Action Committee is requesting Council's support for a demonstration during a Regular Council meeting of the Sense Net Rapid Wildfire Detection Technology.

Preliminary information obtained regarding the technology:

- A pilot project is being conducted by the Vernon Fire Department at Predator Ridge
- 30 Sensors and 2 cameras could be installed on the North facing slopes of the forested areas directly across the Highway from Chase
- Cost would be approximately \$60,000 not including installation – community would need to monitor (fire department personnel or other)
- Mayor Lepsoe and CAO mentioned this proposed demonstration to Neskonlith Indian Band Chief and Council – they are interested to obtain more information by viewing the demonstration
- While costly, fuel mitigation in the interface area would be much more expensive (approximately \$10,000 per hectare- 300 hectares equals 3 km²)
- There may be opportunities for grant funding and/or cost sharing opportunities with local area First Nations communities
- Such technology would give some peace of mind to residents of Chase, Adams Lake Indian Band and Neskonlith Indian Band

RECOMMENDATION

“THAT Council approves the Climate Action Committee’s request for demonstration at a Regular Council meeting from Sense Net Rapid Wildfire Detection Technologies; AND

That all three local Indigenous communities leaders be invited to participate in the demonstration meeting either in person or via Zoom.”

Respectfully submitted,



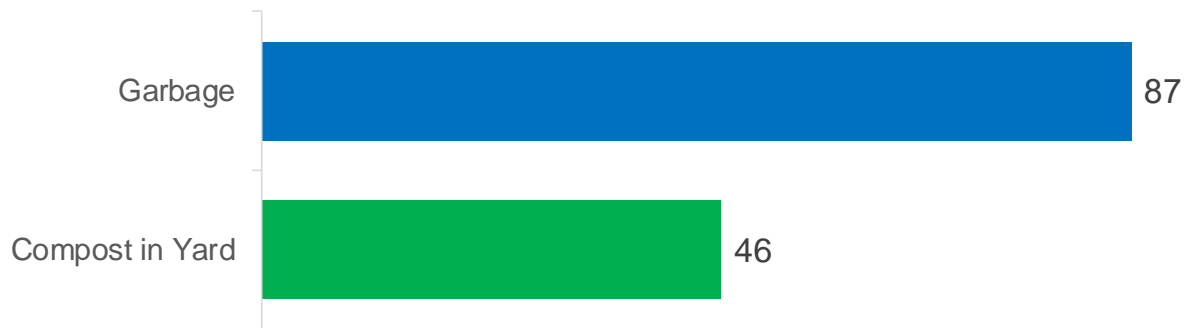


Village of Chase

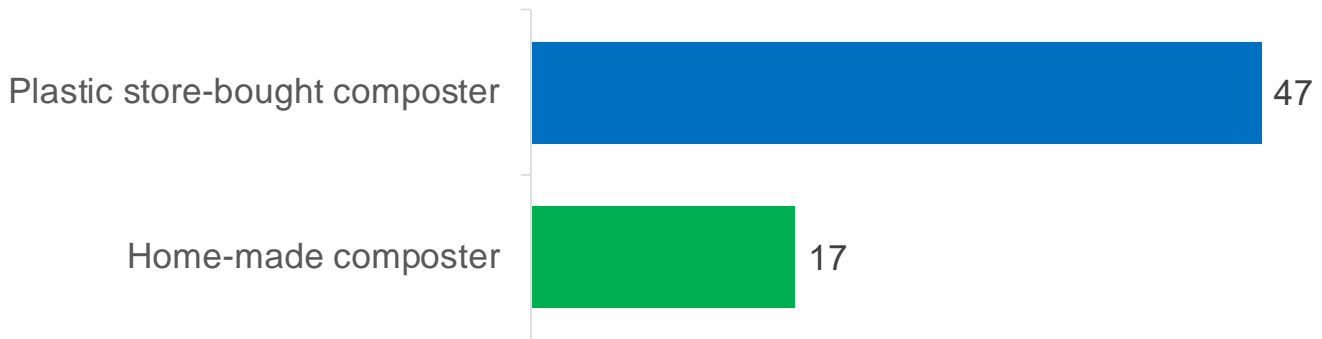
Climate Action Committee - Composting Survey

The Climate Action Committee Composting Survey was open from **February 22 to March 30, 2024** and received a total of **127 responses** to 8 short-form questions and 7 open-ended questions. The survey was distributed online via Facebook and the Village website, in-person at the Village Office and by members of the Climate Action Committee.

What do you currently do with your kitchen organic waste (food scraps, egg shells, coffee grounds and the like)?



If you compost your kitchen organic waste, what type of composter do you have?



What do you do with your yard waste (grass clippings, pruning material, plant waste)?

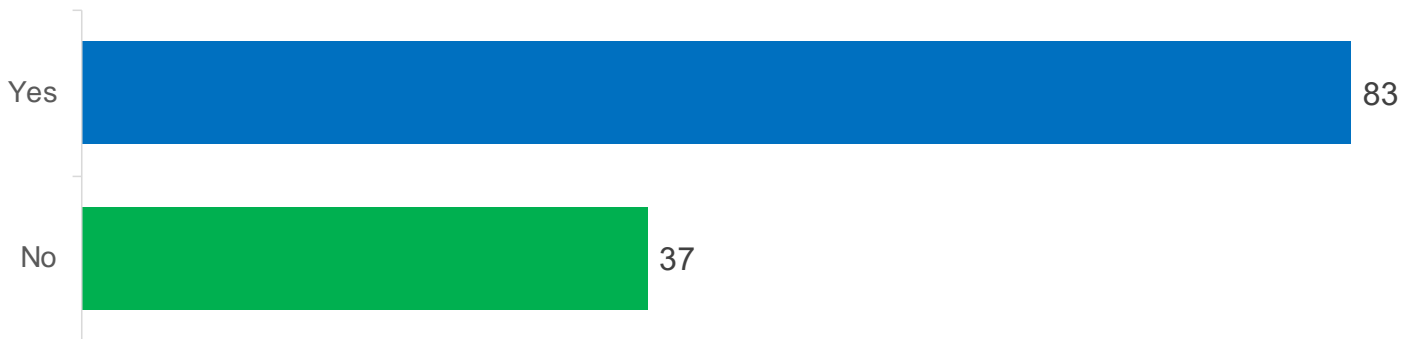




Does it matter to you whether you compost or not?



If there was a central drop-off location in Chase for organic waste would you participate?



If the Village provided a curbside pickup program for organic waste would you participate?

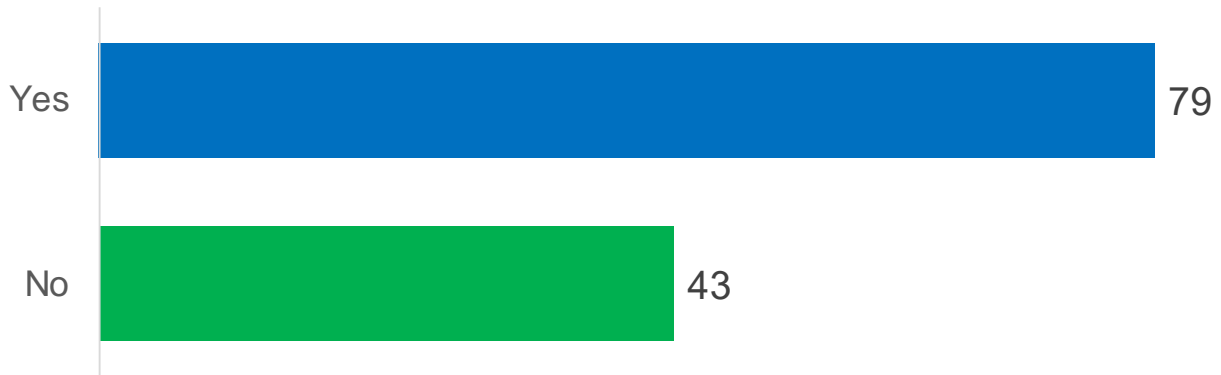




If yes, how much would you be willing to pay for a composting program per month?



Would you be willing to participate in a kitchen counter-top composting pilot program?





What do you currently do with your kitchen organic waste (food scraps, egg shells, coffee grounds and the like)?

Some food scraps have spices in it. Egg shell and coffee grounds are good for the compost
I would rather have an organics collection or have the village distribute composters to each house. We have no choice but to toss our organics in the garbage. The neighbors just dump theirs beside our house, creating a giant pile of dry yard waste.

We don't put in our yard. I live on juniper. There have been bears and raccoons in our yard frequently. I'd rather not encourage them to visit more often.

I can no longer use my compost container because of the rats that then inhabit my yard.

I would much rather have my food waste dealt with in a way other than trash.

Would support a composting option

In the summer we compost kitchen compostables

In the winter everything goes in the garbage

To many rats in town .to compost as the rats eat the compost.

Ends up in both (winter in garbage)

We need a better way to use all of the compostable items. I do compost what I can in my garden but still have compostable items that I can't use in my garden.

We have a compost in the backyard, but most ends up in the garbage.

Compost in yard was great until the rat problem emerged, then had to stop as it seemed to attract them more even in a proper store bought bin.

A separate compost waste bin would be greatly appreciated. The amount of garbage it reduces is astronomical. People do not take proper care of their composters. We have a Rat problem and compost is an attractant when not looked after. Doesn't seem logical to add to that issue?

We have chickens that take care of most of our needs. But I do compost all other things.

I would prefer to compost but am unsure how or where to start

I don't think composts should be allowed in Chase, the rat problem is already extremely bad.

During the warmer months I find it much easier to use my yard compost bin

I used to live in Port Coquitlam and we had the Green Bin program there where we could throw all of our kitchen organic waste, including bones, in the green bin. Loved it!

Composted in the past, not currently

I actually collect mine in a kitchen compost container and take the container to a friend who has one of the village composters.

Where I lived previously we had a compost bin that was picked up along with recycling and garbage.

We used to compost, however it attracted rats, so we got rid of the compost bin. The rats were not just getting into the compost, but they were also getting into our shed and chewing up everything.

would prefer not to put in garbage but compost in yard attracts rats.

But it attracts rats

Kamloops has organic waste pick-up it stinks

We cannot compost all our heads clippings. We'd love to see Burnside compost bins even if only in the summer months.

Sometimes in compost

No idea how to compost. Info session would be beneficial

Composting attracts rodents and bears.

Alot of food scraps go through the garburator.

I'd love to compost!

And after turned and fully composted we use in our vegetable and flower gardens.

Almost everything goes in our garbage disposal.

I would love to have curbside pick up

I used to composite everything and make the most beautiful dirt. Until the rats came to town. Now I don't want anything to attract rats so it all goes in the garabage now. Very sad.

Every since we found rats in the yard we stopped composting

I have been composting for years, rarely does our garbage bin see the curb for pickup.

I dry egg shells and grind them up and use them in my garden.

Vegetable garden takes all our compost.



What do you currently do with your kitchen organic waste (food scraps, egg shells, coffee grounds and the like)?

There's many solutions available to encourage more people to compost, I found one when looking for a way to clean and maintain my trash cans.

Used to compost but the Rat population was becoming horrendous.

Don't compost in the yard cause it attracts rats and raccoons

We compost and use in flower and vegetable gardens

Would love curbside options for compost

Our family uses a backyard composter, but use is limited by season and available space (cooler weather means less composting and thus more organics in the garbage.

Use a garborator.

Live beside aylmer rd tracks and afraid of getting rats

I do some small yard waste compost but not kitchen scraps due to animals

no composting available or i would

I save the egg shells, banana peels, coffee grounds

At times have separated for farm animal use

i keep all compostable scraps frozen until garbage day to keep smell down

As my strata does not have a communal point for composting, I currently transport compostable vegetable and plant material to the residence of a family member.

If we had a village-wide composting system, I believe that our garbage pick-up (during the winter) should be every 2nd week, not every week pick-up.

We would support a village sponsored compost program should such become viable. We have noticed a rat population in the neighbourhood.

Composter in my garden w lid and in summer dig into ground.

When I first arrived here 2 years ago I buried organic waste in the soil. I was then told to keep that up if you want rats around. Now organics go into the garbage.

I typically compost egg shells, vegetable and fruit scraps, garden waste throughout the spring, summer and fall. I tend to store egg shells but discard veg/fruit waste during winter because of a distinct rat issue in our area and the composters do not work efficiently in the winter.



If you compost your kitchen organic waste, what type of composter do you have?

I have been composting for years , the leaves in my front yard dont get cleaned up because of the animals that need shelter in the winter
Our composter rotates
In the backyard
We have a small plastic compost barrel but most of our kitchen and yard waste gets mixed with horse manure on our manure pile. Once it returns to being soil we use it on our fields and gardens.
I built one out of pallets.
Concerned about attracting wildlife
See 2., above.
Previously used a plastic store bought composted and then dumped that in the bin
The one we had was a Plastic store bought one.
I try to compost the grass clippings, but my composted is full.
We have a smaller metal canister counter composter inside and this is dumped into a larger spinning heavy plastic composter outside.
We have a fully sealed roller composter to prevent rats getting in it
This is what I did use. The black ones the village sold to us years ago. They were great
Have tried both. The plastic tumbler is good to keep rats and mice out but not very big
Works well, one is rectangular and the other round (bought from Village of Chase).
I use a trash bag holder called bagez designed for trash cans to separate my food waste into a clear bag. This keep my food waste separate from my regular garbage and can be picked up by the recycling center and prevented from getting sent to landfills. If all residents use it. We can sort and have our food waste separated without having to wait for new bins dedicated to food waste, or spend millions on sourcing trash cans. I reccomend this holder BagEZ
Husband made one out of wood. Much easier to turn the soil.
Our composter was bought from the village a few years ago, but I think the rotating variety is better.
Would love resources/ materials or incentives for a homemade one, if not a plastic one is fine (doesn't that defeat part of the purpose though of going green?)
Do not own composter
none
Do not have a composter
NIL "No rats, no mice"
I store my compost in a sealable plastic container until I have enough to warrant the trip. The composter at my family member's residence is an open-air compost bin located in the garden.
Do not compost
I have handy organic soil ready at all times.
purchased from the village. We have recently become aware of a store-bought machine called the Lomi which we are considering for composting kitchen scraps
worm composter in house as well
I have an insulated two compartment rolling composter but really need another to meet my needs properly.



What do you do with your yard waste (grass clippings, pruning material, plant waste)?

Sould every one make their own dirt out of what nature provides
We just have it all in a pile because we can't haul it. It's a bloody fire hazard, but again, the Village has left us no choice.
We also burn a lot of it when we have backyard campfires
So both, would love to have a drop off location in chase though
We burn small branches from pruning.
I have lots of fruit trees in my yard and can alot of it but still give a lot of fruit to neighbours. With the fire restrictions I take all my brush/ grass clippings to the TNRD.
Would love a local yard waste drop off.
Great place for clippings as well . As long as the bin is large enough.
Depends how much I have and if it's convenient for me to make a trip to Pritchard
Would love to be able to include this in a green bin program like Port Coquitlam has.
Put larger items/undesirable weeds in garbage
Since moving the amount of trips we've done to this facility is astounding, we recycle everything and the program in chase is not with the times.
I am a senior and have no other way of getting rid of yard waste.
Composted is full
Should be able to compost in Chase
We need Burnside compost pickup in the summer.
Yard waste bins would be amazing. Especially for people with low mobility, cars, and for fire mitigation.
We also use leaves and grass clippings as mulch
I actually transport spring pruning to parents yard in Pritchard also
We take all clippings etc to another site close by.
Cut small branches and use as fire starter in our fire pit. Mulch grass cuttings back into the grass.
Excess leaves I bag using the same tool bagez.
We are trying to eliminate organic wastes in the garbage.
most clippings end up in curbside waste bin
I think most of it at sun valley currently goes in the garbage. Big cleanups may go to the facility in Pritchard
don't have any yard waste
no use for it no garden space
pruning, leaves(TNRD) grass clipping, plant waste, kitchen waste (Compost in yard)
shred and use as mulch
N/A
Grass clippings and plant waste go into our compost, but the pruning material has to be taken to Pritchard facility.
We have landscaped with mostly rock. The small amount of grass is easily managed with a weed-eater and we use fallen leaves for winter cover for the garden.
Grass is mulched into lawn. Take prunings to Pritchard. Some smaller stuff goes into garbage.
small things go in my composter but larger items are picked up by golf course employees for use in their composting facility or are taken to Pritchard.



Village of Chase

Climate Action Committee - Composting Survey

Does it matter to you whether you compost or not?

Taking a gas guzzler to the Pritchard dump to recycle yard waste seems counterintuitive. People should help the earth, not damage it by cutting down trees and cement. I'd much rather have everything composted, by us or the city, but we can't afford to go buy a composting bin and keep up with it.

I wish to compost all of my yard waste and kitchen food scraps. I would also like to be able to have compost, that is processed locally, for purchase in my large raised bed garden.

I don't have the space to compost

I don't compost as it draws rats... Neighbours compost so we continually trap rats going thru our property.

Important to reduce garbage

I don't believe in throwing out something that can be used. Reduce, reuse, recycle.

I'd like to compost but don't want my dogs digging I'm the Garden for it. I would need a composter. Do those work in the winter?

I'd like to start composting

I don't want to compost in my yard. Would prefer a green bin program.

We would prefer to compost, we moved here from the Fraser Valley, and it was mandatory to save our waste, and were provided with a small bin for indoor collection and larger green bin for the weekly pick up by the City. It really cut down on our garbage which was only collected biweekly, and most times our garbage bin was not full after 2 weeks.

would love to have curb pickup of organic waste.

I wish I could compost all organics

I feel guilty that I don't

Composting creates attractants for rodents and bears.

I would like to start composting

I have a garden and use the compost to build up the soil every year.

Wish there was organic pick up, like in Kamloops.

I would like to be self sufficient and make my own dirt

Don't want to put in garbage

It should matter to everyone.

I have been composting for years, it makes sense to do so.

I may do my part, but it's senseless when, others or facilities are not ready to do their part. I hope my food waste is seen and picked out. By the recyclers

Would love to compost but do not want a rodent problem.

Yes but not individual household compost because we already have a rat problem in Chase and composting attracts rodents even in contained plastic containers.

Yes I'd really like to do more, especially with kitchen waste that could be composted

would like to reduce the amount of garbage, composting is great if there is a use for it

Composting is an essential element of reducing waste transported to and managed by central waste facilities.

Not easy in a condo

Yes, composting is a necessity.

Processing organic material to enrich the garden soil is very important to us

Would like to see a community compost.

Composting is critical to me. I use the composted material in my gardens and am determined to reduce land-fill waste.



If there was a central drop-off location in Chase for organic waste would you participate?

It depends where the site is and what was taken

We Can't haul all of our yard and kitchen waste.

I do t have time to add another place to drop off at. I'd prefer a garbage like bin at thr house that's picked up like garbage and recycling. Just Like other communities.

It would be great if there was an incentive. Perhaps a rotating container program. I would have no problem dropping of my compostables but I only have an SUV and don't want spills in my vehicle. Would be great to drop off container and pick up clean one.

Unless it included the ability to pick up composted material for use in home gardens.

"I would prefer curbside pick- up

If I had to drop it off we probably wouldn't be as consistent "

Probably more likely if it came by the house

not sure - expensive?

If it included meat and bones yes, If not we will use our composters.

"I have the room to compost on my property, and the ability.

Please consider if there is a drop off location, there would be an increase is rat population and bear activity. There should be a plan in place for this. "

If it were away from the Village and rat-proof

Goes back to the rat situation

would have no way of getting it there.

Saves gas and emissions if it was close

It would be easier for me if they provided a pickup program

"A complete waste of money as landfills break down organic material without added cost.

"

prefer curbside pick up

We are still using our own in our home and yard. If we were in a condo or apartment then yes we'd use one in the village.

Yard organics we would not have a way to drop off, but household maybe. Would prefer if it were picked up in Kamloops. I think they alternate organic pick up every other week?

This would be great! With my husband and I getting older and downsizing, the counter-top composter would probably suit us best.

Especially in the winter when it can be difficult to compost

Maybe not in Chase. We don't need the extra rats. Take to Pritchard One week recycle one week organic ? Three bins

maybe

It would be nice to be able to drop off tree clippings.

As long as it does not pose a danger, animals ets, when summer kicks in and it stinks.

We would place pruning from grape vines, and fruit trees in a locale site if available.

I don't even know what's considered compostable and remembering what can and can't be recycled is already a pain to me as is

Would need to drive weekly and not feasible

WE already know we have a rodent issue in town. This will only add to that problem & bears as well

some to drop off/ most in garden

depending on location of drop off, and how often pick up (odor)

absolutely the only way

not sure depends how far away, has to be in walking distance-10 minutes

Ideally, a large central facility would not be located in the immediate vicinity of existing homes.

Don't want to take compost elsewhere

As seniors, we anticipate there will be a time that we will need help and that would be one option . In addition, at this time, if we have more than we can manage, we would appreciate a drop off location in Chase, especially if the organic waste process includes managing the end product for soil enhancement by the village

Not much more convenient than Pritchard if one has (non-blue bin) plastic waste to bring to TNRD

I would love to have a spot for larger yard waste items and hopefully for other forms of organic waste (i.e. bones, napkins, greasy cardboard, etc.)



Village of Chase

Climate Action Committee - Composting Survey

If the Village provided a curbside pickup program for organic waste would you participate?

I know the village and of course there would be a fee for that , why dont the village pay the community for the help
100%. We can't believe the village is so far behind that they don't even have an organics/yard waste collection.
Yes I would, gladly.
This would be ideal so long as citizen could follow the protocol about what can and cannot be composted.
I currently freeze my food waste u til I'm ready to put it in the garbage bin.
I would rather a local drop off area
I compost my own
No, as we already compost on our property.
This would be more favourable.
Not sure - probably expensive
This is a terrible approach if you look at Kamloops as an example, everyone I know is unhappy with Kamloops approach as the bins can't have the compostable bags in it, and they get gross and smelly fast due to it.
Check out Courtney/Comox operation they are doing it right
"I live on Chase Falkland Road.
See above comment about bear activity and rat population.
There is something called bokashi bran that ferments compost, it works on even meat and bones. If the village implemented this into their program, it could help decrease the rat and bears. "
This would be amazing
If that included a bin that was rat/rodent proof
I would still have a yard compost but would use a curb side pickup for yard clippings etc.
100%
Please
Did it when lived on the coast
Complete waste of money.
Absolutely!
Absolutely
Please do this!!!!
Especially if I can add all waste like bones, meat and dairy.
I like the compost for the vegetable garden and flower beds.
maybe
If the cost was reasonable, and mainly tree clippings.
If we weren't growing vegetables.
Yes, but I would want tools and solutions provided to make the job less of a chore. That's why I got the bagez holder. We need tools like this to improve participation. Make composting easy, and we will separate more food waste
On Vancouver Island, they have had a compost system for years. Works wonderfully.
Maybe, but I don't want a bucket on my kitchen counter to collect it in
We would still compost kitchen wastes for our own use.
We would but would also drop off on our own if there was a central spot. If this was an extra expense for village to pick up we would be for money spent elsewhere.
Obviously there would be a cost or some other catch?? And hoping this would be every week like Salmon Arm, not like biweekly I'm hearing about in Kamloops
No room where I live
Does the village have any idea how much market there is for this much compost. Or will it end up in the dump?
need a little more info
I want no smell to attract animals. other area pick ups are every 2 weeks
depends how often for pickup
I would participate if the method of storage and pickup made sense. Organic waste bins stored outside, especially those containing meat by-products, might encourage animal scavenging within the Village.
I would prefer to take my organic waste to the site as I probably would only take it once a week during the warm weather, but every 2-3 weeks during the cold weather.
A very helpful option for folks with limited transportation



Village of Chase

Climate Action Committee - Composting Survey

If the Village provided a curbside pickup program for organic waste would you participate?

That would be convenient.

If your rates don't up for this as well.

I think this program is long overdue here. There is no shortage of suitable locations for a full composting facility in the area. Furthermore, the Village could sell the compost back to community members as has been done in Edmonton for many years.

If yes, how much would you be willing to pay for a composting program per month?

See what i mean of course there would be fines for ,continuation of the bin

It should be included with our taxes.

Only if it's one that was picked up at our home. Not if we had to drop off.

I am on a very tight budget as a person on disability and the cost of living so high, I'm not sure I could manage \$5 at some times. If my budget allowed I think \$10 per month is very reasonable for employed people. Perhaps \$10 for those in higher tax brackets and \$0 - \$5 for seniors or disabled persons.

I think our utility bills and taxes should already cover this expense

Would pay more if it included yard trimmings

While i see the benefits of composting for the village or Chase, i would hope that there is the option of opting out for those residents living on agriculture lands or who already compost in their gardens.

I would consider paying 5 or ten dollars per year, not per month. I already pay a burdensome amount for taxes and civic utilities. My water bill just went up by \$80, I do not wish to have anymore charges, especially for services that duplicate what I am already doing at home.

This should be included in our taxes as we already pay more then I did in Surrey.

"should have comments

for 15. Need a lot more info!"

I don't want stinking compost waiting for pick up. It takes too long to fill the bin.

Please consider bokashi bran in your program to deter the rats and bears. Research it.

I would say nothing, as the water consumption increase should pay for that, especially for homeowners like us, who would prefer to be charged by water usage. We are paying for those who over use water should be in with our garbage pickup.

We've just had an unreasonable village increase. We don't need another. This village needs to learn how to budget.

Waste of money.

And \$10 if needed

If there is going to be a charge I'd rather throw compost into the garbage.

It is mainly in the spring time for tree branches.

The bagez system let's me sort food waste, and keep by bins clean for the cost of a trash bag, that's a few cents, so about a dollar a month. Kitchen counter top, programs do not work with bones, they also need electricity to operate and additional items and microbes to be added to the pile. They often do not end up as compost but dead mud. That often does not support growth

Would not be for extra cost. Village could sell composted soil to help pay or fully pay for the service.

Zero

I would like to see cost comparisons to other areas... I heard Kamloops is \$2? Not sure what Salmon Arm was \$0

Has the Village thoroughly researched other communities that have done this? What were the issues raised?

\$0

should be a service

Depends how long before pick up

Should be free

Seniors with limited income should be encouraged to participate by keeping costs as affordable as possible.

I think we pay enough

I think we pay enough already. Might as well drive to Pritchard!

Not a penny. Will deliver it to a community compost.

Run properly, this program could be self-sustaining over time, but I would certainly be willing to contribute to get it started..