

# **Village of Chase**

## **Agenda**

### **Public Hearing**

**November 12, 2013, 6:00 p.m.**

**Chase Community Hall, 547 Shuswap Ave.**

**Official Community Plan Amendment Bylaw No. 789 - 2013 and  
Zoning Amendment Bylaw No. 790 – 2013**

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- I. Call to Order
- II. Opening Statement
- III. Introduction of Bylaws
- IV. Public Input

Written submissions received up to Friday, November 8, 2013 at 12:00 noon are available in a binder at the Village office and will be made available for viewing at the Public Hearing. Submissions received after that date and time will be made available at the Public Hearing. Following the Public Hearing, all submissions that were received up to the time of the Public Hearing will be available for viewing at the Village office.

- 4.1 Official Community Plan Amendment Bylaw No. 789-2013
- 4.2 Zoning Amendment Bylaw No. 790 – 2013

- V. Adjournment

**VILLAGE OF CHASE  
BYLAW NO. 789 - 2013**

**A BYLAW TO AMEND THE VILLAGE OF CHASE  
OFFICIAL COMMUNITY PLAN BYLAW NO. 635 - 2002**

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**WHEREAS** the Council of the Village of Chase has adopted the Village of Chase Official Community Plan Bylaw No. 635 – 2002;

**AND WHEREAS** the Council of the Village of Chase deems it necessary to amend Bylaw No. 635;

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

1. This Bylaw may be cited for all purposes as “The Village of Chase Official Community Plan Bylaw No. 635-2002, Amendment Bylaw No. 789-2013”.
2. The Village of Chase Official Community Plan Bylaw No. 635-2002 is hereby further amended by changing the land use designation for the lands outlined in heavy black line and marked “Subject Property” on the map attached hereto as Schedule “A” from “General Residential” and “Resort Commercial” to “Industrial” and by amending Schedule B to the Village of Chase Official Community Plan, the Land Use Map, accordingly.
3. The Village of Chase Official Community Plan Bylaw No. 635-2002 is hereby further amended by designating the lands outlined in heavy black line and marked “Subject Property” on the map attached hereto as Schedule “A” as “Aylmer Road – General Industrial Development Permit Area ‘E’ ” and by amending Schedule C to the Village of Chase Official Community Plan, the Development Permit Area Map, accordingly.
4. This Bylaw shall apply only to those lands outlined in heavy black line and marked “Subject Property” on Schedule “A” to this Bylaw, and legally described as: That Part of District Lot 517 shown on Plan B256; Kamloops Division Yale District except Plans B375 and A634, PID 004-031-610.

READ A FIRST TIME THIS 10<sup>th</sup> DAY OF SEPTEMBER, 2013

READ A SECOND TIME THIS 10<sup>th</sup> DAY OF SEPTEMBER, 2013

PUBLIC HEARING HELD THIS 1<sup>st</sup> DAY OF OCTOBER, 2013

SECOND PUBLIC HEARING HELD THIS \_\_\_ DAY OF \_\_\_\_\_, 2013

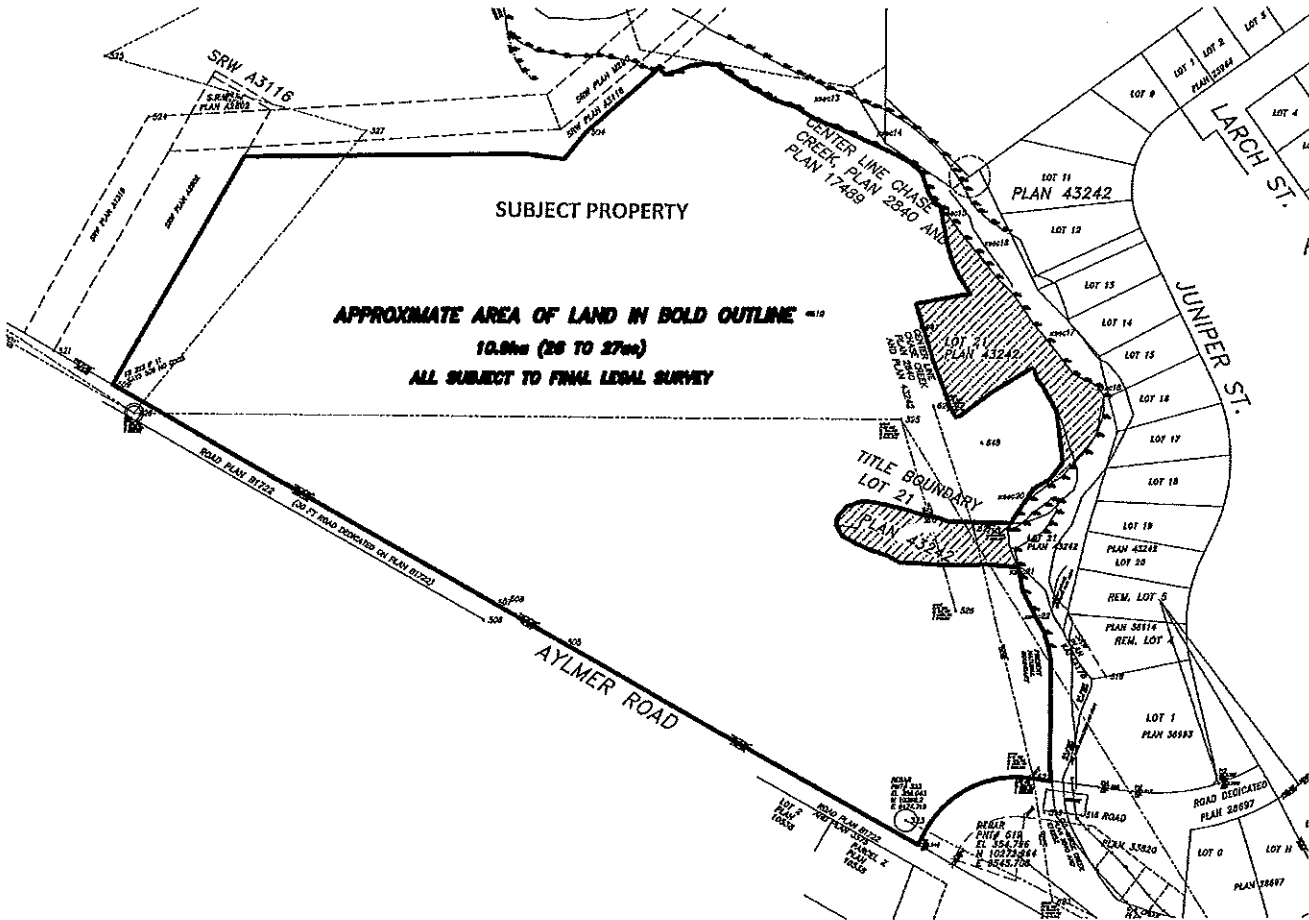
READ A THIRD TIME THIS \_\_\_ DAY OF \_\_\_\_\_

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

\_\_\_\_\_  
Mayor

\_\_\_\_\_  
Corporate Officer

Schedule "A" to  
Village of Chase Official Community Plan Bylaw No. 635-2002,  
Amendment Bylaw No. 789-2013



**VILLAGE OF CHASE  
BYLAW NO. 790 - 2013**

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

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

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

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

1. This Bylaw may be cited for all purposes as “Village of Chase Zoning Bylaw No. 683, 2006, Amendment Bylaw No. 790 – 2013”.
2. The Village of Chase Zoning Bylaw No. 683-2006 is hereby further amended by rezoning the lands outlined in heavy black line and marked “Subject Property” on the map attached hereto as Schedule “A” from “R-6 Comprehensive Development Mixed Use Residential” to “M-2 General Industrial” and by amending the Schedule A to the Village of Chase Zoning Bylaw, the Zoning Map, accordingly.
3. This Bylaw shall apply only to those lands identified as “Subject Property” on Schedule “A” to this Bylaw, and legally described as: That Part of District Lot 517 shown on Plan B256; Kamloops Division Yale District except Plans B375 and A634, PID 004-031-610.

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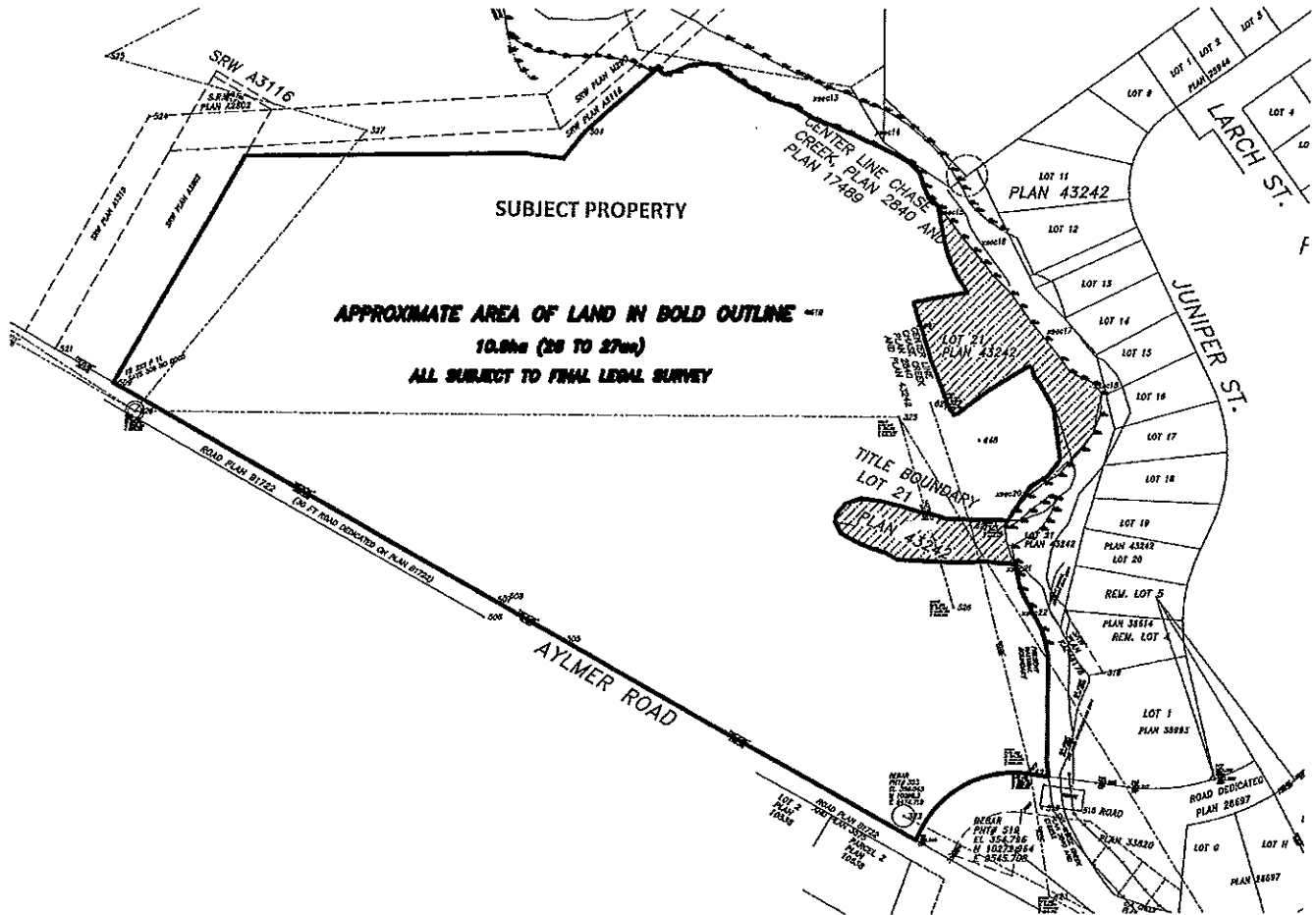
READ A THIRD TIME THIS \_\_\_\_\_ DAY OF \_\_\_\_\_

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

\_\_\_\_\_  
Mayor

\_\_\_\_\_  
Corporate Officer

Schedule "A" to  
Village of Chase Zoning Bylaw No. 683, 2006, Amendment Bylaw No. 790 – 2013



**Village of Chase**  
**Public Hearing Minutes**

**October 1, 2013**

**Chase Community Hall 547 Shuswap Ave. Chase, B.C.**

**Official Community Plan Amendment Bylaw No. 789-2013 and  
Zoning Amendment Bylaw No. 790-2013**

**I. Call to order**

Chairman Anderson called the Public Hearing to order at 6:00 p.m.

**II. Opening statement**

Chairman Anderson read the opening statement for the Public Hearing

**III. Introduction of the Bylaws**

**Official Community Plan Amendment Bylaw No. 789-2013 Zoning  
Amendment Bylaw No. 790-2013**

The Chief Administrative Officer introduced Official Community Plan Amendment Bylaw No. 789-2013 and Zoning Amendment Bylaw No. 790-2013 explaining that the principal purpose of the Bylaws is to change the permitted land use from Residential to Industrial for an approximately 10.9 hectare portion of the former mill site lands located at 523 Aylmer Road. If approved, the changes would permit the establishment of a wood pellet manufacturing facility.

The Director of Financial Services explained that it is difficult to estimate the increase in property tax revenue that the Village would receive if the proposed development proceeds as there are several variables that affect the outcome. Building value impacts the total assessed value of a property.

**Written submissions**

Written submissions received up to Friday, September 27, 2013 at 12:00 noon were attached to the agenda. Approximately 300 additional written submissions expressing various opinions were received after September 27, 2013 at 12:00 noon and were made available to Council and the public at the Public Hearing.

#### IV. **Public Input**

Chairman Anderson called a first time for public input.

##### **Speakers**

Diana Endean 1040 Arbutus Street – Read a statement on behalf of herself and her husband Victor. This property has been industrial for over 20 years, has the potential to increase the tax base, offer employment, it is a very exciting proposal.

Kelly Erickson 623 Third Avenue – Against, zoning doesn't meet TNRD setbacks between industrial / residential zoning. Municipal water system doesn't meet requirements; the industry should have its own fire protection; there will be at least 25 double trucks on Aylmer road per 24 hours.

Roger Behn 725 Hysop Road – has lived in Chase since 1964; ambivalent; B train traffic incoming/outgoing; there was a B hive burner at this site at one time.

Susan Rowe 548 Aylmer Road – What will the environmental impact be? What about noise, air and water quality? Will the number of jobs outweigh the impact to residents?

Dale Robinson 546 Aylmer Road – Has anyone seen other pellet plants? He saw the plant in Williams Lake. It's in the middle of town in an industrial area. He interviewed people at Canadian Tire and heard complaints of it being noisy, people hated it.

Russ Berzins 724 Hysop Road – If the property is rezoned to Industrial where will residential expand to? If people move out of Kamloops, Chase seems the likeliest community they would move to.

Don Davies 415 Pine Street – A residential neighbourhood couldn't be built there in 60 years, due to the level of waste that is on site. It would take millions of dollars to develop residential, so can't see that it ever could be a residential area.

Paul Gadon 1057 Hillside Avenue- Trains are a major industrial operation, he wouldn't want to live near this area if rezoned to Industrial; we should maintain the quality of life in Chase; he is not against jobs but it is the wrong industry to have in the area.

Arlene Stephens 229 Arbutus Street – The community needs revitalization; will Pinnacle hire from Chase?

Elena Markin 314 Willow Street – She saw the Pinnacle presentation; was impressed; is state of the art; we need jobs and the economic boost such an industry would bring.

Gabrial Opran 29-504 Pine Street – He lives 25 yards away from the property; this industry will be 100 yards away from his home.

Lawrence Jonker 121 Shuswap Avenue – Recently moved from Calgary; likes Chase; supports anything that will stimulate the economy; most of the area is already an industrial zone; B trains accommodate their weight more equally; CPR is already creating a large amount of noise; embrace this company!!

Dennis Youchezin 21 Blue Spruce Way – Has lived in Chase since 2004; there have been lots of business closures in Chase; he is a former Steam Engineer with a pulp & paper company in Quesnel; Pinnacle opened a plant south of Quesnel; dust issues? Trains are carrying coal – there are coal dust issues; CPR should be made to control dust; the cleanliness of the mill determines the amount of dust; back up alarms on loaders at the Armstrong pellet plant were an issue.

Russ Rowe 543 Aylmer Road – 25 super B's on local road will cause damage; warm asphalt in summer will melt; Aylmer road is too narrow; there are no services past Third avenue.

Mary Porter 429 Cottonwood Avenue – Rezoning is appalling; why is VOC name on the assessment?; jobs are welcome; pellets are a good use of material; she visited Armstrong, it was noisy, smelled and there was lots of traffic; a plant in Chase would be similar to the one in Williams Lake, this is a perfect example of MOE failure; air quality could affect lifespan of seniors, young people and athletes; 30 trucks a day at Petro Canada corner; Aylmer Road has a congestion problem already; diesel is carcinogenic; a train crossing will have to be built at Third Avenue, who will build the crossing?; there have already been a large number of train deaths in the area; from Adrenaline Motors to Third Avenue it is zoned R5 not Industrial; have alternative sites been looked at eg: Squilax Flats has already been used as loading area for wood products; are we trading short term gain for long term pain?

Rollie Mockford #25-504 Pine Street – lives close to proposed project; council will have to make an informed decision, we voted for this council, take pride in what they are trying to do; if we don't get something here our health system is down the tubes; what do you want for Chase?

Don Price 719 Cedar Avenue – what are the trains and trucks that are already travelling through Chase carrying? Adams Lake lumber is very clean and it's a sawmill not a pellet plant.

Joseph Jeanson Adams Lake band – has 14 kids, has lived here over 20 years; Chase has everything a community needs to grow but it needs a "spark"; what will be the cumulative effect of diesels idling; what toxins will be released from the site with construction; the location isn't right for the wellbeing of the community.

Nancy Eggely 370 Juniper Drive – She lives 100 – 200 meters from the site; will it be zoned M2 or M3? Has done some research, in 3 years there have been 7 explosion or fire incidents in plants in BC.



Ellen Blackburn 435 Pine Street – has a question about rezoning. Will rezoning open the door for other industries if the area is rezoned? Local roads aren't equipped to handle the truck traffic.

Lorne McKay 118 Leighton Place – recently moved to Chase from Williams Lake; there is a Pinnacle plant there and this is not the type of business to have in Chase; it's not a clean industry; he suggest people go to Williams Lake or Armstrong to see what type of industry it is.

Andrew Casavant 103-455 VLA Road – Health concerns, inversions in winter will hold dust down; the pellet plant near Quesnel causes a blue haze; noise pollution from trucks and train shunting; if approved by MOE, Chase will lose control of environmental issues; they pay poor wages; they are in business to make money and are not a good corporate citizen.

Tiare Phillips 229 B Brooke Drive – has lived in Chase 20 years; Chase used to have 24/7 on-call Doctors; there is no work in Chase; let MOE make the decisions; get business going in Chase.

John Mosiman 113 Leighton Avenue – some very good points have been raised; there are definite concerns re: roads, noise, pollution; this council was elected by the people – it is their responsibility to ensure quality of life and community.

Tim Lanteigne 361 Juniper Drive – good points both pro & con; has had years of experience in the wood industry; areas that must be looked at are socio-economic benefits, taxation, infrastructure, water consumption, air and water quality, public safety; there is lots of foot and vehicle traffic on Aylmer road; the community of Chase must get involved and be informed in the Environmental Impact analysis.

Grant Curry 1202 Bay Drive – has lived in Chase since 1951, his family has been in the area for 100 years; he was manager of Gold Mountain Cedar products which was situated on the affected property, they employed 45 people; Tri Lake Ready Mix was also located on this property, employing 15 – 20 people; both industries caused dust and pollution; there were 4 – 5 B trains in and out daily; he supports this industry emphatically.

Ron Rickley 803 Hysop Avenue – businesses are dying; Pinnacle will be state of the art and will keep it clean; Will it help the community? Yes! Council has to "keep it clean".

Russ Berzins 724 Hysop Avenue "2<sup>nd</sup> time at mic" – How will a giant vibrator on the shore of the Thompson River affect the sex life of the salmon?

Cecelia Callaghan 217 Shepherd road – Chase must keep young people here; housing values will go down without progress; leave the environmental studies to the experts.

Lawrence Jonker 121 Shuswap Avenue "2<sup>nd</sup> time at mic" – Local roads will be upgraded; trucks are required to add additives that clean the fuel; environmental requirements will be put in place.

Joseph Jeans Adams Lake band "2<sup>nd</sup> time at mic" – Ministry of Environment must impose stringent guidelines.

Dick Herman 634 Hysop Place – Most projects are overall, good for the community; environmental requirements have become more stringent; the process will go through the proper authorities.

Mary Porter 429 Cottonwood street "2<sup>nd</sup> time at mic" – Council assisted zipline people with rezoning but what did they do for the Baron group?

Jennifer Frye 797 Bailey Road (Turtle Valley) – approves the rezoning.

Lyn Moyer 406 Pine Street – woodstoves cause air pollution; people should convert to pellet stoves; change the zoning.

Dale Robinson 546 Aylmer Road "2<sup>nd</sup> time at mic" – Where is the advertising advising of the rezoning? Has there been an environmental assessment? What is "state of the art"?

Andrew Casavant 103-455 VLA Road "2<sup>nd</sup> time at mic" – Reiterated health concerns; discussed fugitive dust; he has discussed "state of the art" plant with Ministry of Environment.

Cecil Fines #26-504 Pine Street – will be living across the creek from plant; will bring families into the community which will support school and sports teams in Chase. There must be an environmental proposal.

Marie Casavant 103-455 VLA Road – The population of Chase has remained static for 14 years, there are always people coming and going.

Leroy Reitsma Pinnacle Pellet – CBC commented on the fact that Kamloops is "jealous" of what input the community of Chase has; Pinnacle has confidence in the environmental process; they pay well and have good benefits; Williams Lake plant has 1000 days without a safety incident.

Carmen Miller 1002 2<sup>nd</sup> Avenue – Lives near the rail crossing; 40% of the community are young children; she is an owner of a small business in town; she went into business with the hope of succeeding only to find business is bad; Pinnacle means work; said a Thank-you to council; Chase cannot survive the way we are; we have more empty stores than ever before; think in the long term, over 5 years.

The Director of Financial Services spoke about the mill rate and potential tax benefit. The legislated mill rate will be industrial with approximately 12 mills for municipal

purposes. Based on 25.7 mills the net benefit will be \$162,000.00 total taxes with \$72,000.00 to the Village of Chase, the balance would go to other authorities.

2) Chairman Anderson called for Public Input a second time.

3) Chairman Anderson called for Public Input for a third and final time.

Given that no further verbal or written input was received, a motion to adjourn was made by Councillor Berrigan and seconded by Councillor Crowe.

**Carried**

Chairman Anderson adjourned the Public Hearing at 7:45 p.m.

These minutes were adopted by a resolution of Council this **22<sup>nd</sup>** day of **OCTOBER, 2013.**

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X  
Mayor,  
R. Anderson

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X  
Corporate Officer  
L. Randle