



*Village Of Chase*  
*Administrative Report*

**TO:** Mayor and Council  
**FROM:** CAO  
**DATE:** September 9, 2014  
**RE:** Development Permit Application – 363 Shuswap Avenue

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**ISSUE/PURPOSE**

To obtain approval from Council for Development Permit No. 33-2014 for the property at 363 Shuswap Avenue.

**OPTIONS**

1. Approve the Development Permit.
2. Deny the Development Permit

**HISTORY/BACKGROUND**

The property owners of 363 Shuswap Avenue wish to construct a building, provide landscaping and paved parking for a tire installation and automobile repair business. The property is located along the Highway Entry Corridor, which is a designated Development Permit Area in the Village's Official Community Plan (see attached Schedule).

A Development Permit Area allows the municipality, through its OCP, to establish objectives and provisions of guidelines for the *form and character* of commercial, industrial or multi-family residential development.

The Highway Entry Corridor guidelines are attached for Council's reference.

**DISCUSSION**

The subject property is already zoned C-3 Service Commercial which allows amongst other uses, tire shop and automobile repair shop. Administration will ensure that all setbacks, building heights and floor area for accessory use buildings are adhered to by the developer. There are special provisions for parcels abutting a residential zone, that being that the minimum setback from side parcel line is 6 metres.

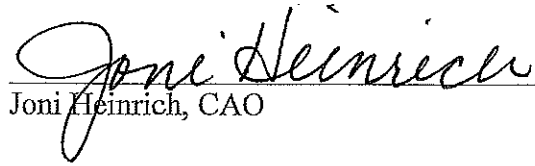
The developer is required to provide screening and landscaping to ensure that the parcel, once developed, is aesthetically pleasing to traffic along the 'entry corridor' to the Village of Chase.

It is the opinion of Administration that the proposed development will meet the intent of the DP guidelines and will be an attractive addition to the neighbourhood and the Village of Chase.

**RECOMMENDATION**

**That Council approves issuance of Development Permit #33-2014.**

Respectfully submitted,

  
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Joni Heinrich, CAO



Category

**Area B - Highway Entry Corridor**

- .2.5 The Highway Entry Corridor Development Permit Area is designated under the *Local Government Act* in regards to the establishment of objectives and the provisions of guidelines for the form and character of commercial, industrial or multi-family residential development.

Area

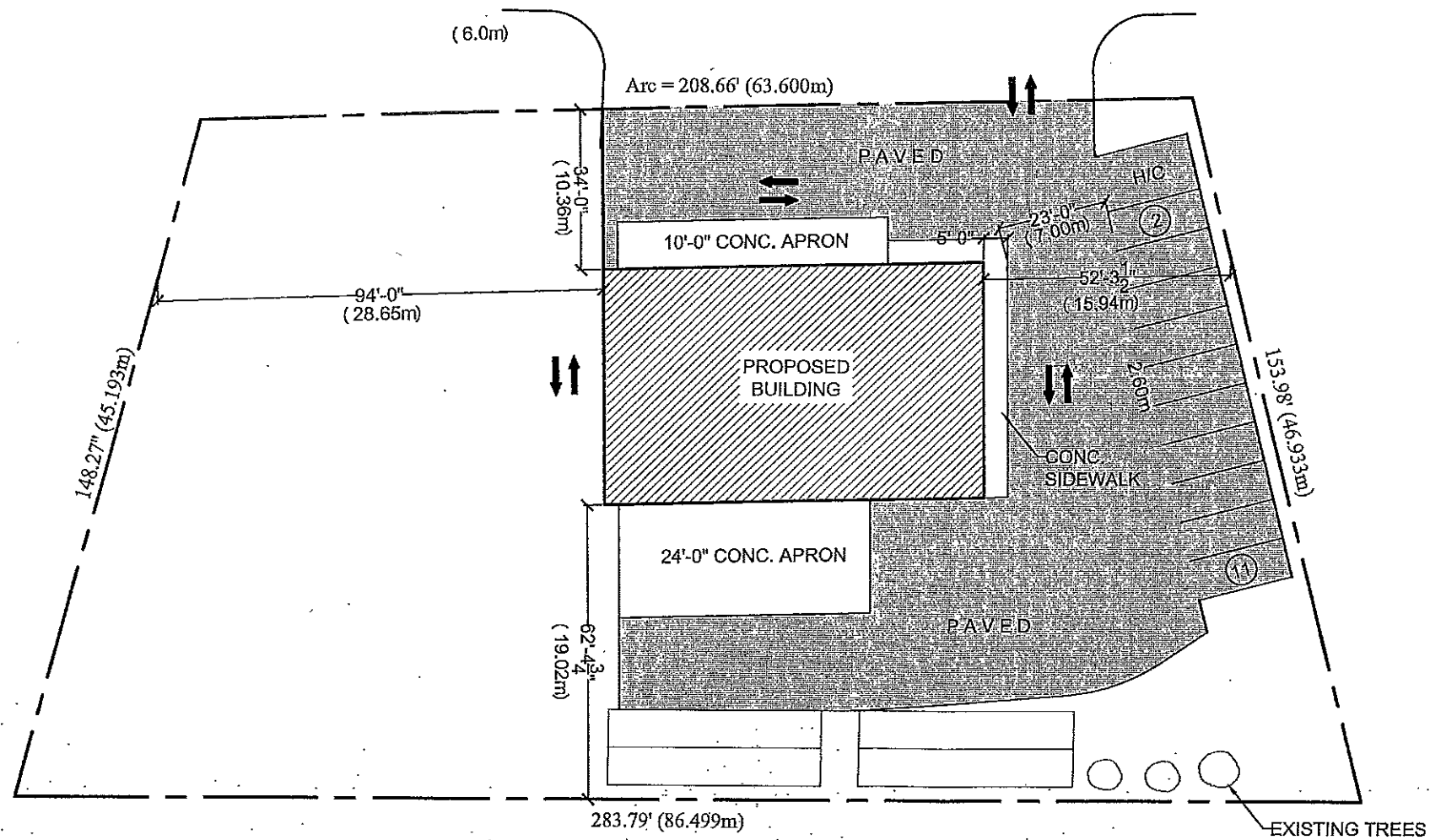
- .2.6 Development Permit Area B – Highway Entry Corridor as shown on Schedule C - Development Permit Area Map.

Justification

- .2.7 A portion of the highway entry corridor is visible to a high volume of traffic on the Trans-Canada Highway with the entire corridor providing the first impression of Chase for motorists entering from the southwest along Shuswap Avenue.

Guidelines

- .2.8 .a A landscaped and planted strip should be provided along Shuswap Avenue and the Trans-Canada Highway.
- .b Large buildings should be articulated by offsetting and planting to give the appearance of smaller blocks.
- .c Access should be from Shuswap Avenue whenever possible.
- .d Parking areas should be in smaller groups with visual breaks and landscaping.
- .e Free standing signs should be enhanced by landscaping or planting at the base.
- .f Signs should be carefully integrated into the landscape to form an integral part of the building. They should relate to the structure by means of colour, material or graphic association.
- .g Outdoor storage should be screened by planting, fencing or a screening structure to ensure that the storage is not visible from Shuswap Avenue or the Trans-Canada Highway.
- .h Building and site lighting should be designed to satisfy normal safety or security standards, not for advertising purposes.
- .i The use of fencing along roads or property lines should be discouraged unless there is an absolute requirement for security, screening or delineation of the property, or where the decorative aspect contributes to the specific design solution.



# PLOT PLAN

SCALE: 1/64" = 1'-0"

## GENERAL NOTES:

Building By:  
**ECONOSPAN**  
 STRUCTURES  
 PLANT:  
 472 AYLMER ROAD,  
 CHASEL, BC  
 PHONE: 250 678-3400  
 FAX: 250 678-5421

Designed By:  
**SHUSWAP DESIGN INC.**  
 2007, SITE 25, CDS/P  
 CHASEL, BC, V2E 1L0  
 PHONE: (250) 679-3400  
 FAX: (250) 679-3411

**K D KETCHEN & ASSOCIATES LTD.**  
 5224 BRACKER DRIVE  
 VICTORIA, BC, V8E 3E6  
 PHONE: (250) 719-2515  
 FAX: (250) 719-2375

Project:

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Rev#	Description	Date	By

Dwg Title:  
**PLOT PLAN**  
 Job#:  
**ES-14-569**  
 Drawn By:  
**D. BROWN**  
 Designed By:  
**D. NELSON**  
 Date:  
**July 7, 2014**  
 Checked By:  
**K. KETCHEN**  
 Dwg #:  
**14-569-A1**  
 Rev#: