



VILLAGE OF CHASE AGENDA

**PUBLIC HEARING
March 10, 2015 at 4:00 p.m.
Village of Chase Council Chamber
Village Office at 826 Okanagan Avenue**

Zoning Amendment Bylaw No. 804 – 2015

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

Written submissions received up to Tuesday, March 10, 2015 at 12:00 noon are available at the Village office and will be made available for viewing at the Public Hearing.

Submissions received after March 10, 2015 at 12:00 noon 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.

- Zoning Amendment Bylaw No. 804 – 2015

- V. Adjournment



**Copy of Report from February 10, 2015
Regular meeting of Council**

Village Of Chase *Administrative Report*

TO: Mayor and Council
FROM: CAO
DATE: February 10, 2015
RE: Application for Zoning Amendment – 251 Shuswap Avenue

ISSUE/PURPOSE

To obtain first and second readings of proposed Zoning Amendment Bylaw No. 804, 2015 and refer the bylaw to a public hearing.

OPTIONS

- 1. Give the bylaw first and second reading and refer to a public hearing.**
- 2. Refer the bylaw back to Administration for further information.**
- 3. Defeat the bylaw at first reading.**

REFERENCE

- Draft Bylaw No. 804, 2015
- Location Map

BACKGROUND/DISCUSSION

The property owner of the vacant parcel at 251 Shuswap Avenue wishes to rezone the property to allow for subdivision into smaller parcels. The desire is to allow commercial operations with a residential component in the commercial building, for the residence of the business operator.

Currently the property is zoned C-3 (Service Commercial). The property owner has had interest shown in development of portions of the property, if the land use accommodates a residential component for the business owner/operator.

In 2014, the property adjacent to 251 Shuswap was rezoned from Public Institution to C-3 with the provision of a residence associated with the business. It is the opinion of Administration that providing for a residence that is associated with the business operation provides and promotes business opportunities that do not currently exist other than for the property at 250 Shuswap Avenue. The restriction on the residence being only for the business owner/operator ensures

municipal control, preventing individual residential rentals to other than the business owner/operator, reducing traffic congestion.

POLICY IMPLICATIONS

Having the property already zoned C-3 allows for the development for uses permitted in the C-3 zone. Providing for a residential component associated with the businesses not only allows the property owner to attract more types of businesses permitted in the C-3 zone, it provides for additional density of use, something the Village's Official Community Plan promotes.

RECOMMENDATION

That draft Zoning Bylaw No. 683, 2006, Amendment Bylaw No. 804, 2015 be given first and second readings and be referred to a public hearing.

Respectfully submitted,

Original Signed
Joni Heinrich, CAO

**VILLAGE OF CHASE
Bylaw No. 804 - 2015**

A Bylaw to Amend the Village of Chase Zoning Bylaw No. 683-2006

WHEREAS the Council of the Village of Chase has adopted the 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. 804 - 2015”.
2. Village of Chase Zoning Bylaw No. 683-2006, is hereby amended by changing the zoning for the permitted land use on Lot 32, District Lot 517, Kamloops Division Yale District, Plan 30232 Except Plans KAP53023 and DAP53387 PID 004-046-935 from “C-3 Service Commercial” to “C-3 Service Commercial permitting the use of residential dwelling for business owner/operator in combination with commercial use” as shown outlined in heavy red line on Schedule “A” attached hereto and forming part of this bylaw.

READ A FIRST TIME THIS 10th DAY OF February, 2015

READ A SECOND TIME THIS 10th DAY OF February, 2015

PUBLIC HEARING HELD THIS DAY OF 2015

READ A THIRD TIME THIS DAY OF 2015

Approved by the Ministry of Transportation pursuant to Section 52 (3) (a) of the Transportation Act

Ministry of Transportation Signature

Date

ADOPTED THIS

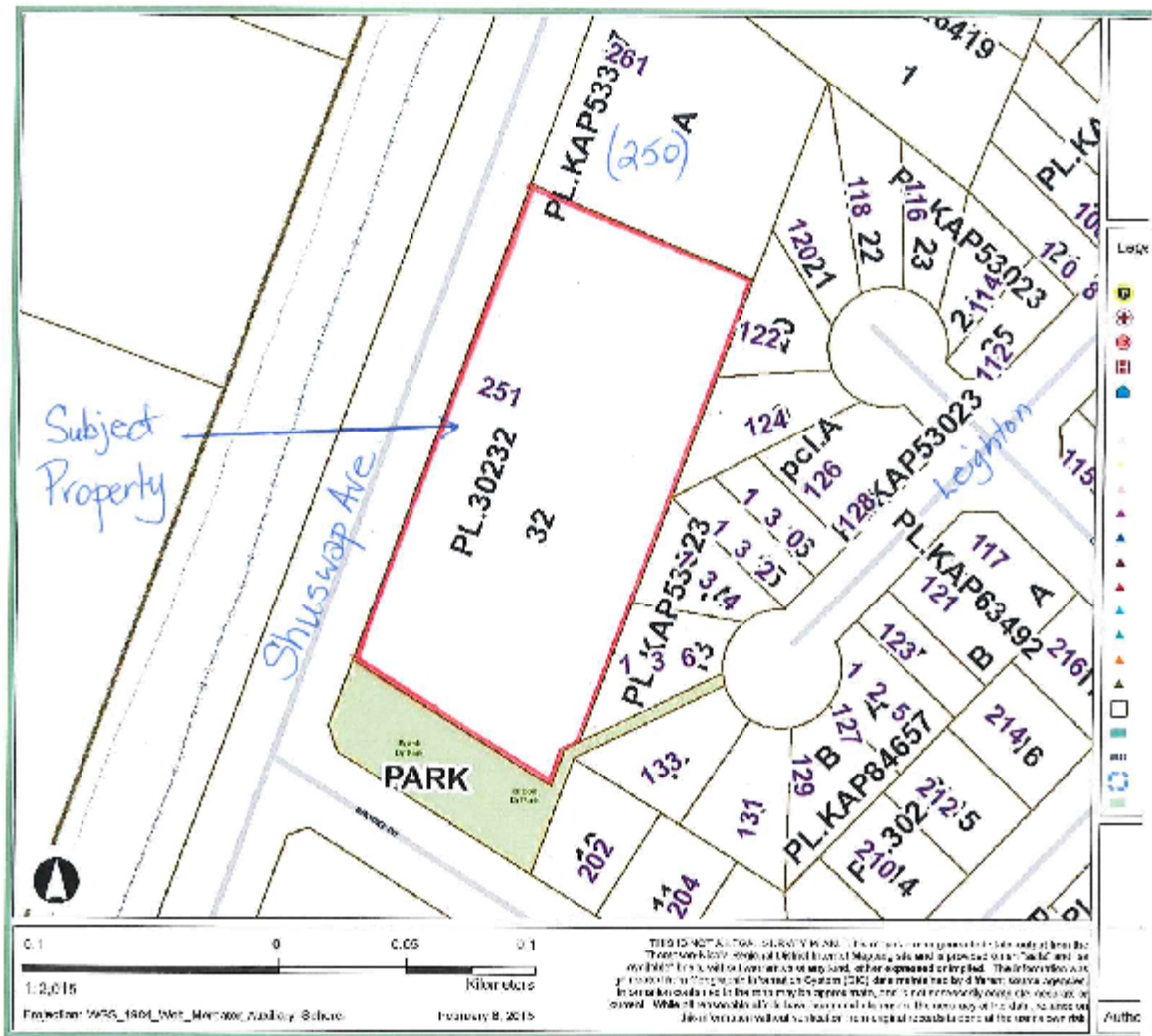
DAY OF

2015

R. Berrigan, Mayor

T. Pretty, Deputy Corporate Officer

Schedule "A" to Bylaw No. 804-2015



TH
WED. MARCH 4 2015

ATTENTION: MAYOR RICK BERRIGAN,

WE ARE WRITING THIS LETTER IN REGARDS TO CHANGING THE
RE-ZONING OF THE MOST RESENT LETTER DATED MARCH 2ND /15
OF PRBPETY 251 SHUSWAP AVE LOT 32 DISTRICT LOT 517 KDVD
PLAN 30932 CHASE B.C.

AT PRESENT WE ARE TOTALLY OPPOSED TO THIS BECAUSE
THERE IS NO MENTION OF WHAT KINDS OF BUSINESS ARE IN
THE PLANS, UNTIL THEN NO RE-ZONING SHOULD TAKE PLACE?
WE ARE THE PROPERTY OWNERS OF LOT # 21 ADDRESS
120 LEIGHTON PLACE CHASE B.C. WE HAVE LIVED HERE FOR
8 YEARS

VERNON R. PARTON: V.R. Parton

PATRICIA A. PARTON: Pat Parton

1ST LETTER DATED AUGUST 8TH 2014

IN CLOSING I SMELLED A ODOUR ON THE FIRST RE-ZONING
OF PROPERTY KAP533 PLAN KAP53387 & I NOW ^{SMELL} ~~SMELLS~~ A
STRONGER ODOUR NOW??

RECORD THIS LETTER ON FILE FOR FURTHER

RECEIVED
Village of Chase

MAR 04 2015

Original _____
File _____
Copy _____
Agenda _____