VILLAGE OF CHASE
AGENDA

PUBLIC HEARING
October 26, 2021 at 4:00 p.m.
Village of Chase Community Hall
at 547 Shuswap Avenue

I. Call to Order

II. Opening Statement

III. Introduction of Zoning Bylaw No. 897-2021

IV. Public Input

Written submissions received for all bylaws in this Public Hearing are available at this meeting for public viewing and may also be viewed during regular office hours.

- Zoning Bylaw No. 897-2021
- Staff Report – Report to be provided by the Corporate Officer

V. Adjournment

VILLAGE OF CHASE
BYLAW NO. 897-2021

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;

AND WHEREAS the zoning amendment conforms to the Village of Chase Official Community Plan Bylaw No. 635, 2002 as amended from time to time;

AND WHEREAS the Council of the Village of Chase has held a Public Hearing pursuant to the *Local Government Act*;

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

1. This Bylaw shall be cited for all purposes as "Village of Chase Zoning Amendment Bylaw No. 897-2021".

2. The Village of Chase Zoning Bylaw No. 683-2006, is hereby amended by changing the zoning designation on LOT 24 BLOCK 3A DISTRICT LOT 517 KAMLOOPS DIVISION YALE DISTRICT PLAN 1441 EXCEPT PLAN A973, and LOT 1 DISTRICT LOT 517 KAMLOOPS DIVISION YALE DISTRICT PLAN 42945 (1162 Shuswap Avenue) from "*R-1 Low Density Residential*" to "*R-1SS, Low Density Residential Secondary Suite*."

READ A FIRST TIME THIS **23** DAY OF **FEBRUARY, 2021**

READ A SECOND TIME THIS **23** DAY OF **FEBRUARY, 2021**

PUBLIC HEARING HELD THIS __ DAY OF **__, 2021**

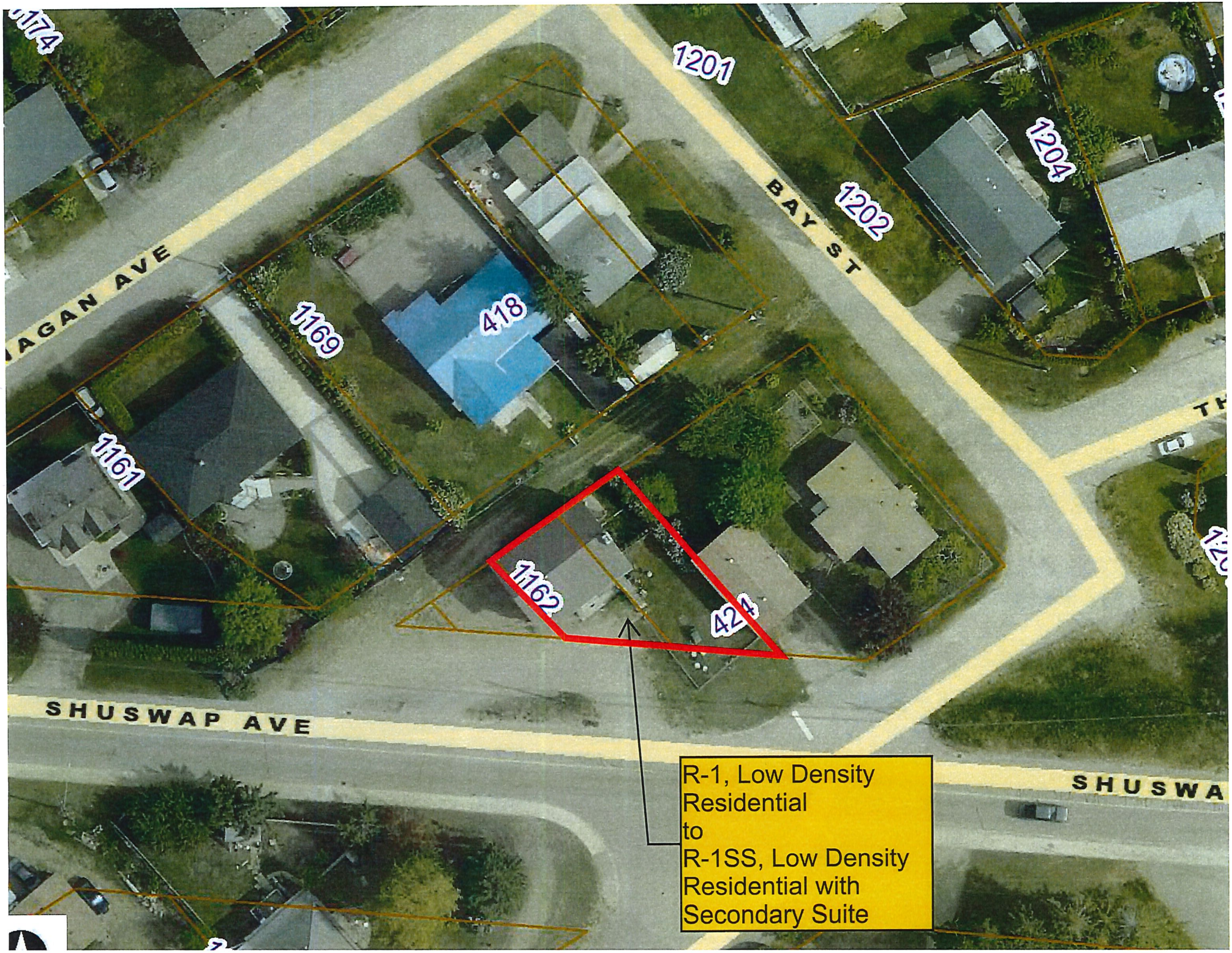
READ A THIRD TIME THIS __ DAY OF **__, 2021**

APPROVED BY THE MINISTRY OF TRANSPORTATION AND INFRASTRUCTURE THIS __ DAY OF **__, 2021**

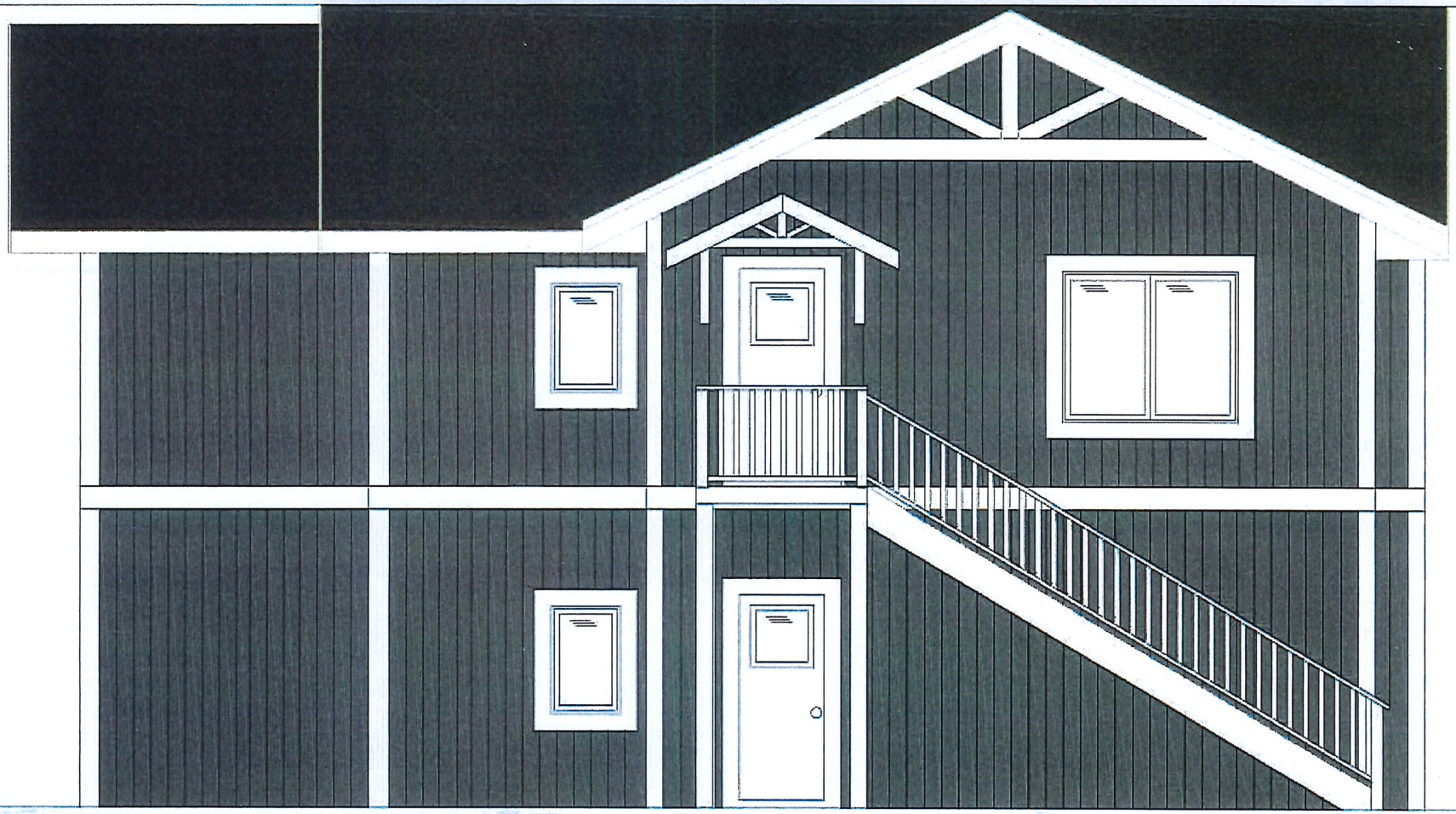
ADOPTED THIS __ DAY OF **__, 2021**

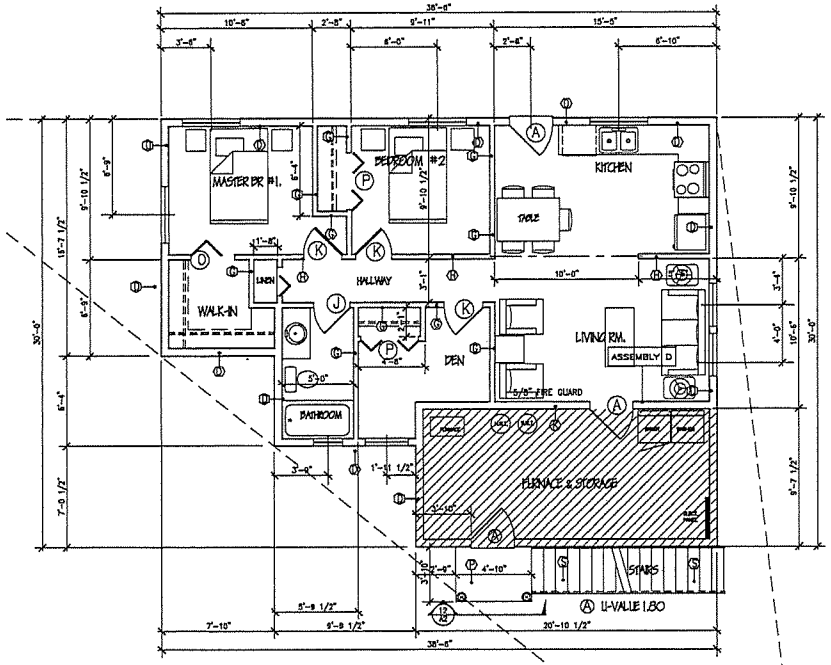
Rod Crowe, Mayor

Sean O'Flaherty, Corporate Officer


1174
1201
1204
1202
BAY ST
AGAN AVE
1169
418
1161
1162
424
SHUSWAP AVE
SHUSWA
R-1, Low Density Residential
to
R-1SS, Low Density Residential with Secondary Suite

Inbox



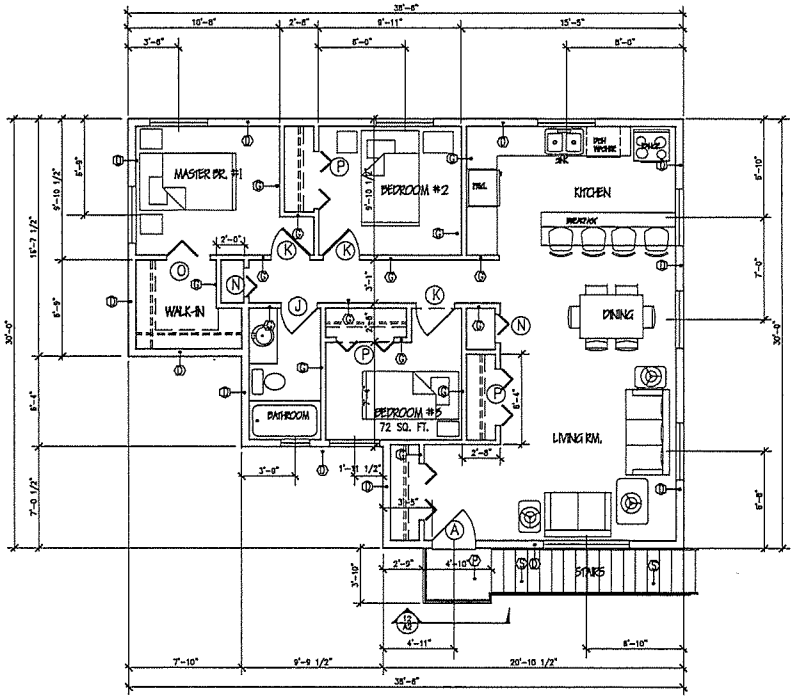


GROUND FLOOR PLAN
SECONDARY SUITE (WITH 783 FT. SQ.)

1/4" = 1'-0"

- DIMENSIONS ARE TAKEN FROM OUTSIDE OF WALL SHEATHING ON EXTERIOR STUDS TO FACE OF STUD ON INTERIOR STUD WALLS OR
- DIMENSIONS ARE TAKEN FROM FACE OF INTERIOR STUD TO FACE OF INTERIOR STUD OR
- DIMENSIONS ARE TAKEN FROM FACE OF INTERIOR STUD TO CENTER OF WINDOW R.O. OR
- DIMENSIONS ARE TAKEN FROM FACE OF CONC. TO FACE OF CONC.

FLAT TRUSS FLOOR DESIGNED BY TRUSS MANUFACTURER



UPPER FLOOR PLAN
FLOOR AREA (WITH 980.7 FT. SQ.)

1/4" = 1'-0"

EXTERIOR STUDS TO FACE OF STUD ON INTERIOR STUD WALLS OR
- DIMENSIONS ARE TAKEN FROM OUTSIDE OF WALL SHEATHING ON
- DIMENSIONS ARE TAKEN FROM FACE OF INTERIOR STUD TO CENTER OF WINDOW R.O. OR
- DIMENSIONS ARE TAKEN FROM FACE OF CONC. TO FACE OF INTERIOR STUD
- DIMENSIONS ARE TAKEN FROM FACE OF CONC. TO FACE OF CONC.

DOOR SCHEDULE

A	3'-0" x 6'-8" x 1 3/4" S.C.	D	3'-0" x 6'-8" STORM DOOR	G	2'-6" x 6'-8" x 1 3/8" H.C. POCKET DOOR	J	2'-6" x 6'-8" x 1 3/8" H.C.	M	BI-FOLDS FOR 1'-6" OPENING	P	BI-FOLDS FOR 4'-0" OPENING
B	3'-0" x 6'-8" x 1 3/4" S.C. C/W AUTO. CLOSER	E	6'-0" x 6'-8" PATIO D.	H	2'-0" x 6'-8" x 1 3/8" H.C.	K	2'-8" x 6'-8" x 1 3/8" H.C.	N	BI-FOLDS FOR 2'-0" OPENING	Q	BI-FOLDS FOR 6'-0" OPENING
C	3'-0" x 6'-8" x 1 3/4" S.C. C/W WINDOW	F	2'-8" x 6'-8" x 1 3/4" FRENCH DOOR	I	2'-4" x 6'-8" x 1 3/8" H.C.	L	2'-10" x 6'-8" x 1 3/8" H.C.	O	BI-FOLDS FOR 3'-0" OPENING	R	16'-0" x 8'-0" O.H. GARAGE DOOR

KENNARD'S DESIGN & DRAFTING SERVICE
COMPUTER AIDED DESIGN & DRAFTING TECHNOLOGY
2551 ARGYLE AVE.
KAMLOOPS B.C. 376-4638

NO.	REVISIONS	DATE	BY

AS NOTED

DRAWN BY: DAVID KENNARD
CHECKED
DATE: SEPT. 21/21
JOB NO.

DRAWING TITLE: FLOOR PLANS / DOOR SCHEDULE / WINDOW SIZES

JOB TITLE: RESIDENCE FOR PAT SHERMAN

Village Of Chase
Administrative Report

TO: **Mayor and Council**

FROM: **Corporate Officer**

DATE: **19 October 2021**

RE: **Zoning Amendment Bylaw – 1162 Shuswap Avenue**

ISSUE/PURPOSE

To amend Zoning Bylaw 683-2006 by changing the zoning designation at 1162 Shuswap Avenue from *R-1, Low Density Residential* to *R-1SS, Low Density Residential - Secondary Suite*. This is to allow for the construction of a secondary suite.

HISTORY/BACKGROUND

The subject property is zoned *R-1, Low Density Residential* which does not allow secondary suites. A secondary suite can only be permitted through a zoning amendment to *R-1SS, Low Density Residential - Secondary Suite.*

This property was subject to a devastating fire on August 30, 2020 and the structure was a total loss. The single-family home had a secondary suite that is considered pre-existing, non-conforming. The *Local Government Act* stipulates that pre-existing, non-conforming status or 'grandfathering', expires when the value of the structure burns more than 75% of its value above the foundations. The structure was destroyed more than 75%.

DISCUSSION

Section 460 of the *Local Government Act* regulates amendments to land use bylaws. Section 464 of the *Local Government Act* states that a Public Hearing is necessary on all land use amendments. Furthermore, all property owners within 50m of the subject property were notified of the application by letter, and by an advertisement in the Chase Sunflower.

The use of land is regulated by the Local Government, specifically the Zoning bylaw and the Official Community Plan (OCP). The proposed residential use of the land is consistent with Chase's OCP particularly Section 2.3.2 where "*It is an objective of Council to promote the provision of more rental housing. Secondary suites will be encouraged*", and Section 2.3.4 where "*It is an objective of Council to consider secondary suites in areas designated General Residential on Schedule B – Land Use Map.*"

Referrals

- All property owners within 50m of the subject property were notified of the bylaw application. No correspondence has been received because of this notification process
- There is also a *Community Charter* requirement to advertise in local newspapers. It was advertised for 2 consecutive weeks in the Chase Sunflower
- The bylaw amendment was also advertised on the Village's notice board.

Respectfully submitted,

Approved for Council Consideration by CAO

Joni Heinrich