

VILLAGE OF CHASE

BYLAW NO. 333

A BYLAW TO AMEND THE VILLAGE OF CHASE OFFICIAL COMMUNITY PLAN
BYLAW NO. 263, 1983

WHEREAS the Village of Chase has an existing Official Community Plan adopted as Village of Chase Community Plan No. 263, 1983;

AND WHEREAS the Village Council deems it desirable, in order to ensure that the Community Plan in place is appropriate for current conditions, that the Official Community Plan be amended;

AND WHEREAS a Public Hearing will be held in accordance with the provisions of Bill 62, Section 956(1) of the Municipal Act;

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 Amendment Bylaw No. 333, 1986".

2. Policies Section 4.1.4(a) Established Residential ^{of Bylaw No. 263} is amended by adding the following as the last sentence on page 23:

"Council will however permit high quality well designed townhouses to provide housing that is now lacking in the community, provided that the development is on large lots and it is designed and developed to protect the general residential character of the surrounding areas."

3. The following is added as Section 4.2.5 ^{of Bylaw No. 263}:

"4.2.5 DEVELOPMENT PERMIT AREAS

The Village of Chase Council wishes to encourage innovative development of high quality townhouses on the northwest end of Arbutus Street.

JUSTIFICATION: The area includes three contiguous lots approximately 12,141 square metres (130,688.9 square feet) in area and is surrounded by single family residential on the north, east and south while on the west is a golf course. The objective of the development permit area designation is to ensure that the development of the site is in keeping with the character of adjacent developments.

GUIDELINES: Development Permits issued in this area shall be in accordance with the following guidelines:

- (1) The size and shape of the buildings should relate to the adjacent developments which are low density single family residential and open land recreational.
- (2) The siting of buildings from property lines supplemented by open space and landscaping should achieve harmony with adjacent developments.
- (3) The roof lines, height and massing of buildings should be sufficiently varied to blend well with adjacent developments. Special care should be taken to select appropriate exterior materials and finishes of buildings. "

4. Lot 1, Plan 12512; Lot A, Plan 12879; and Lot 1, Plan 13628, all of District Lot 517, Kamloops Division Yale District as shown on Schedule "A" attached hereto are hereby designated Development Permit Area.

READ a FIRST time this 16th day of June, 1986.

READ a SECOND time this 26th day of June, 1986.

PUBLIC HEARING held this 9th day of July, 1986.

READ a THIRD time this 21st day of July, 1986.

RECONSIDERED and FINALLY ADOPTED this 29th day of July, 1986.

Helen Jarvis
Mayor

Agnes Sweet
Clerk

I hereby certify that this is a true copy of Bylaw No. 333 as adopted this 29th day of July, 1986.

Agnes Sweet
Clerk

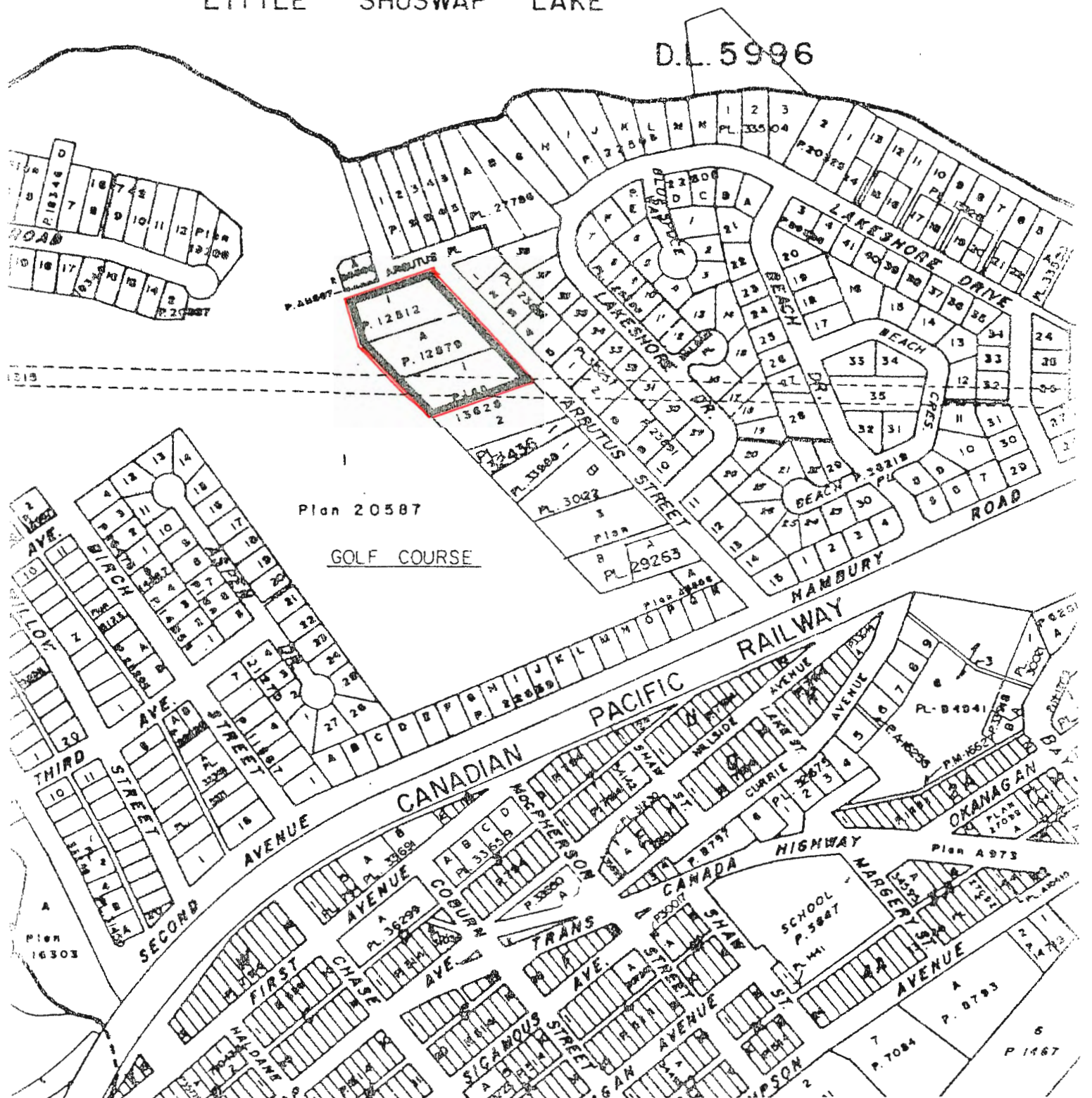
A true copy of By-Law No. 333 registered in the office of the Inspector of Municipalities this 27th day of August 1986.

J.G. Callan
Deputy Inspector of Municipalities

SCHEDULE "A"

LITTLE SHUSWAP LAKE

D.L. 5996



VILLAGE OF CHASE

This Schedule "A" is incorporated in and forms part of
Bylaw No. 333, 1986

Certified Correct:

Agnes Sweet

Clerk

