

VILLAGE OF CHASE

BYLAW NO. 385

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 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. 385, 1989".

2. Policies Section 4.1.2 Industrial Development is amended by adding the following:
"Council recognizes that a large amount of the present Industrial Development land is leased land or small parcels of land; therefore an industry desiring to locate in Chase and needing ten (10) acres or more, would utilize the acreage released from the Agricultural Land Reserve on Veterans Road (V.L.A. Road)."

3. The following is added as Section 5.2.8:
Area 8 - V.L.A. Road - Industrial:

1. Justification

Area 8 is a large 21 acre undeveloped parcel of land now zoned Agricultural; released from the Agricultural Land Reserve July 3, 1987. The objective is to encourage an industry to locate in Chase and specify that any redevelopment minimize the effect on the surrounding areas.

2. Guidelines

For developments within Area 8 a development permit may be issued in accordance with the following:

a) Screening in the form of fencing, landscaping, planting, trees, natural vegetation or a combination of these should be provided along V.L.A. Road and along abutting adjacent properties.

b) Buildings should be set back far enough from the outer boundary of the area to avoid negative impacts on neighbouring uses.

c) Outdoor storage areas should be screened on all sides with fencing, planting or a screening structure, or be located so as not to be visible from outside the development permit area.

4. Part of Lot 21, Plan 3575, District Lot 517, Kamloops Division Yale District, except Plan H142 and 11242 and 21031 as shown on Schedule "A" attached hereto is hereby designated a Development Permit Area.

READ A FIRST TIME this 12th day of January, 1989.

READ A SECOND TIME this 12th day of January, 1989.

PUBLIC HEARING held this 9th day of March, 1989.

READ A THIRD TIME this 23rd day of March, 1989.

RECONSIDERED AND FINALLY ADOPTED this 13th day of April, 1989.

[Signature]
Mayor

[Signature]
Clerk

Certified a true copy of Bylaw No. 385, 1989 as adopted by Council of the Village of Chase on 13th day of April, 1989.

A true copy of By-Law No. 385 registered in the office of the Inspector of Municipalities this 15th day of June, 1989.

[Signature]
Deputy Inspector of Municipalities

Approved under the Highway Act this 12th day of May 1993.
[Signature]
D.H. Turner, Sr. Dist. Dev. Tech.
Ministry of Transportation & Highways

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3. The following is added as Section 5.2.8:

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4. Part of Lot 1, Plan 3575, District Lot 517, Kamloops Division Yale District, except Plan H142 and 11242 and 21031 as shown on Schedule "A" attached hereto is hereby designated a Development Permit Area.

READ A FIRST TIME this 12th day of January, 1989.

READ A SECOND TIME this 12th day of January, 1989.

PUBLIC HEARING held this 9th day of March, 1989.

READ A THIRD TIME this 23rd day of March, 1989.

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SCHEDULE "A" BYLAW 385,
1989

18
P. 3575

