

VILLAGE OF CHASE

BYLAW NO. 438

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

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 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.438, 1991.

2. Policies Section 4.1.4(a) "Established Residential" of Bylaw No. 263 is amended by adding the following as the last sentence.

"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. That section 4.2.5 is deleted from Bylaw #263 and the following is added as Section 4.2.5 of Bylaw #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 four (4) contiguous lots approximately 16,629 square metres (178,996.5 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) The size and shape of the buildings should provide for cluster development of dwelling units having a separate direct entrance from grade or landscaping area.

(5) The landscaping and openness of the Development shall provide for greenery, passive recreational space with usable open space being excluded from off street parking, off street loading, and service driveways."

4. Lot 1, Plan 12512; Lot A, Plan 12879; and Lots 1 and 2 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 28th. day of November 1991.

READ a SECOND time this 28th. day of November 1991.

PUBLIC HEARING held this 12th. day of December 1991.

READ a THIRD time this 12th. day of December 1991.

RECONSIDERED and FINALLY ADOPTED this 9th. day of January 1992.

[Signature]
Mayor

Approved under the Highway Act this 12th day of
May 19 93. [Signature]
D.H. Turner, Sr. Dist. Dev. Tech.
Ministry of Transportation & Highways

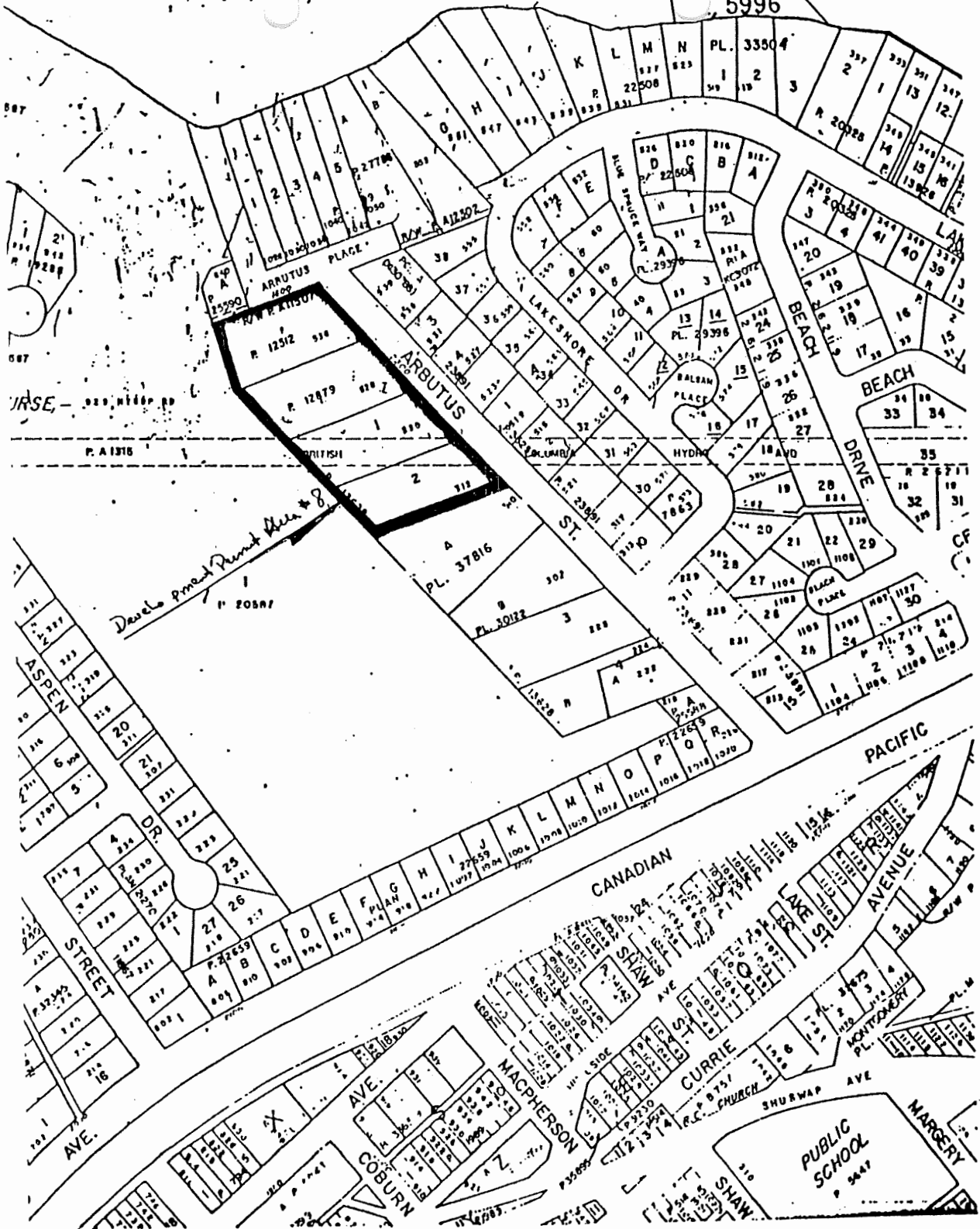
[Signature]
Clerk/Treasurer

I hereby certify that this is a true copy of Bylaw No. 438 as adopted this 9th. day of January, 1992.

[Signature]
Clerk

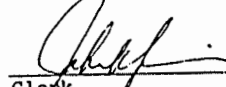
A true copy of By-Law No. 438
registered in the office of the Inspector
of Municipalities this 5th day of
February 1992.

[Signature]
Deputy Inspector of Municipalities



This schedule "A" is incorporated in and forms part of
Bylaw No. 438, 1991.

Certified Correct:


Clerk
John K. Spanier

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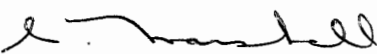
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RECONSIDERED and FINALLY ADOPTED this 9th. day of January 1992.




Mayor




Clerk/Treasurer

I hereby certify that this is a true copy of Bylaw No. 438 as adopted this 9th. day of January, 1992.



Clerk

A true copy of By-Law No. 438
registered in the office of the Inspector
of Municipalities this 5th day of
February 1992.


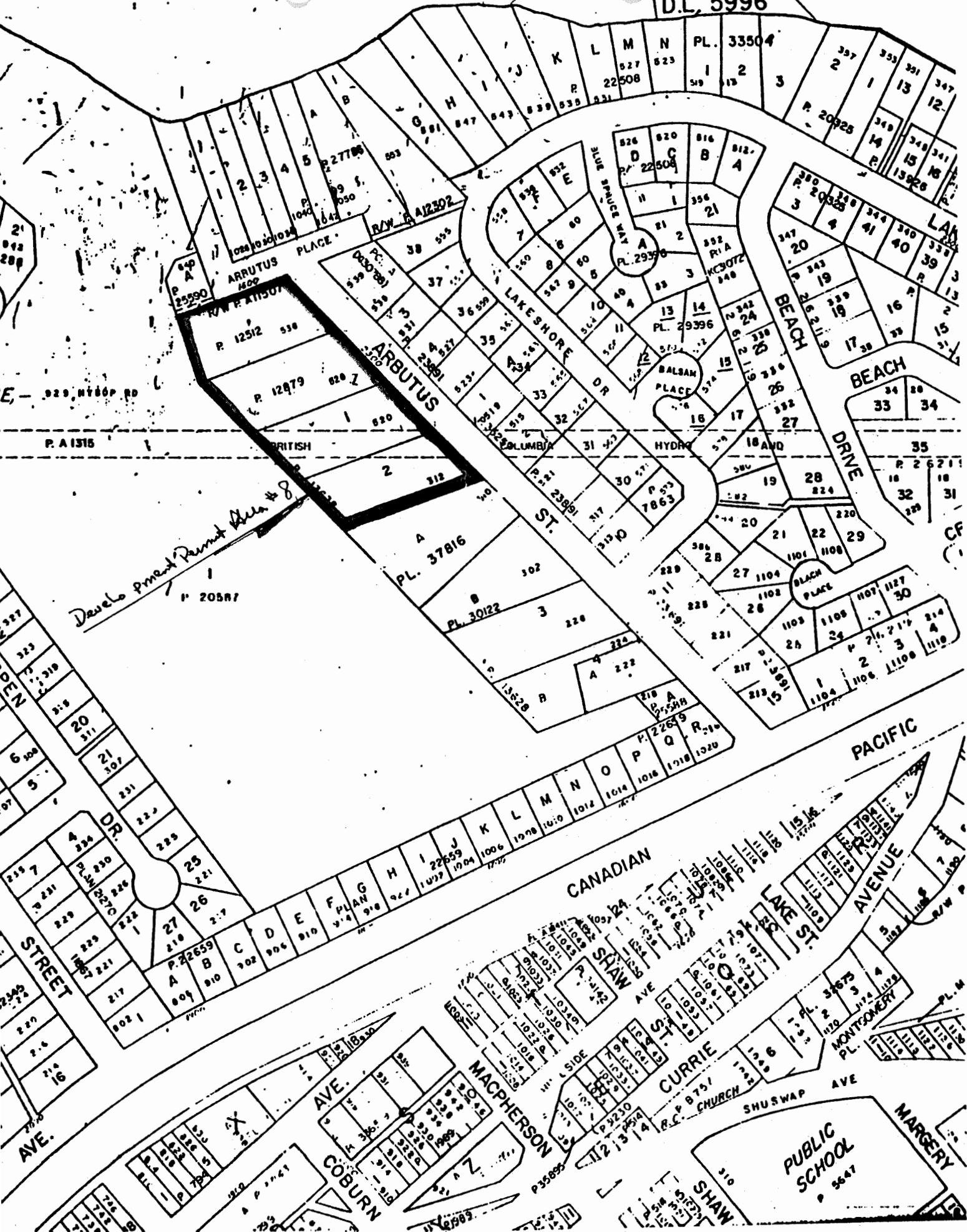
Deputy Inspector of Municipalities

LITTLE

SHUSWAP

LAKE

D.L. 5996



This schedule "A" is incorporated in and forms part of
 Bylaw No. 438, 1991.

Certified Correct:

[Handwritten Signature]
 Clerk
 John K. Spanier