

VILLAGE OF CHASE
BYLAW NO. 471
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 amendments thereto;

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. 471".
- (2) That a new section 5.2.10 be added to Section 5.2 DEVELOPMENT PERMIT AREAS as follows:-

5.2.10 Area 10 - Lot 32 Plan 30232 - Brooke Drive to Shuswap Ave. - Multi Family

.1 Designation

The area shown on schedule "A" is designated as a Development Permit Area pursuant to Section 945(4)(e) of the Municipal Act, except where single family lots are permitted.

.2 Justification

Area 10 has a prime location of large lots which will be fronting on a new Road Extension between Brooke Drive and Shuswap Ave. frontage road. The potential exists for re-development of the large lots to various Multi-Family Development. The objective is to encourage quality Multi-Family Development that enhances the area and maximizes on the re-development of land, meeting local social and housing needs without access onto Shuswap Ave.

.3 Guidelines

The development within area 10 a Development Permit may be issued in accordance with the following:-

- a) Planting trees, decorative fencing, or other suitable buffer should be provided from the Highway Entry Corridor or frontage Road Extension; or the new road connecting Shuswap frontage road to Brooke Drive.
- b) Building should be designed and sited to form the appearance of individual unit or cluster of units.
- c) Access should be from Shuswap Ave Frontage Road extension, or the new road connecting Shuswap Frontage Road & Brooke Drive; or from extension of Ash Drive.
- d) The general character of the buildings, accessory buildings and parking should allow for integration of other developments in the area.

- (3) That Development Permit areas designated by Map No. 8 of Schedule "B" Bylaw #372, 1988 as shown on Schedule "A" and attached hereto forming part of this Bylaw be designated as a new Development Area 10 Lot 32 Plan 30232 - Brooke Drive to Shuswap Avenue - Multi Family.

READ A FIRST time this 26th. day of November. 1992.

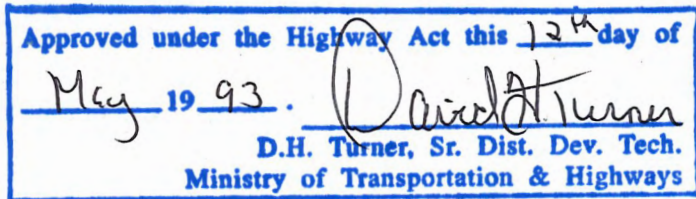
READ A SECOND time this 26th. day of November 1992.

PUBLIC HEARING held this 21st.day of January 1993.

READ A THIRD time this 28th. day of January 1993.

RECONSIDERED and FINALLY ADOPTED this _____ day of _____ 1992.

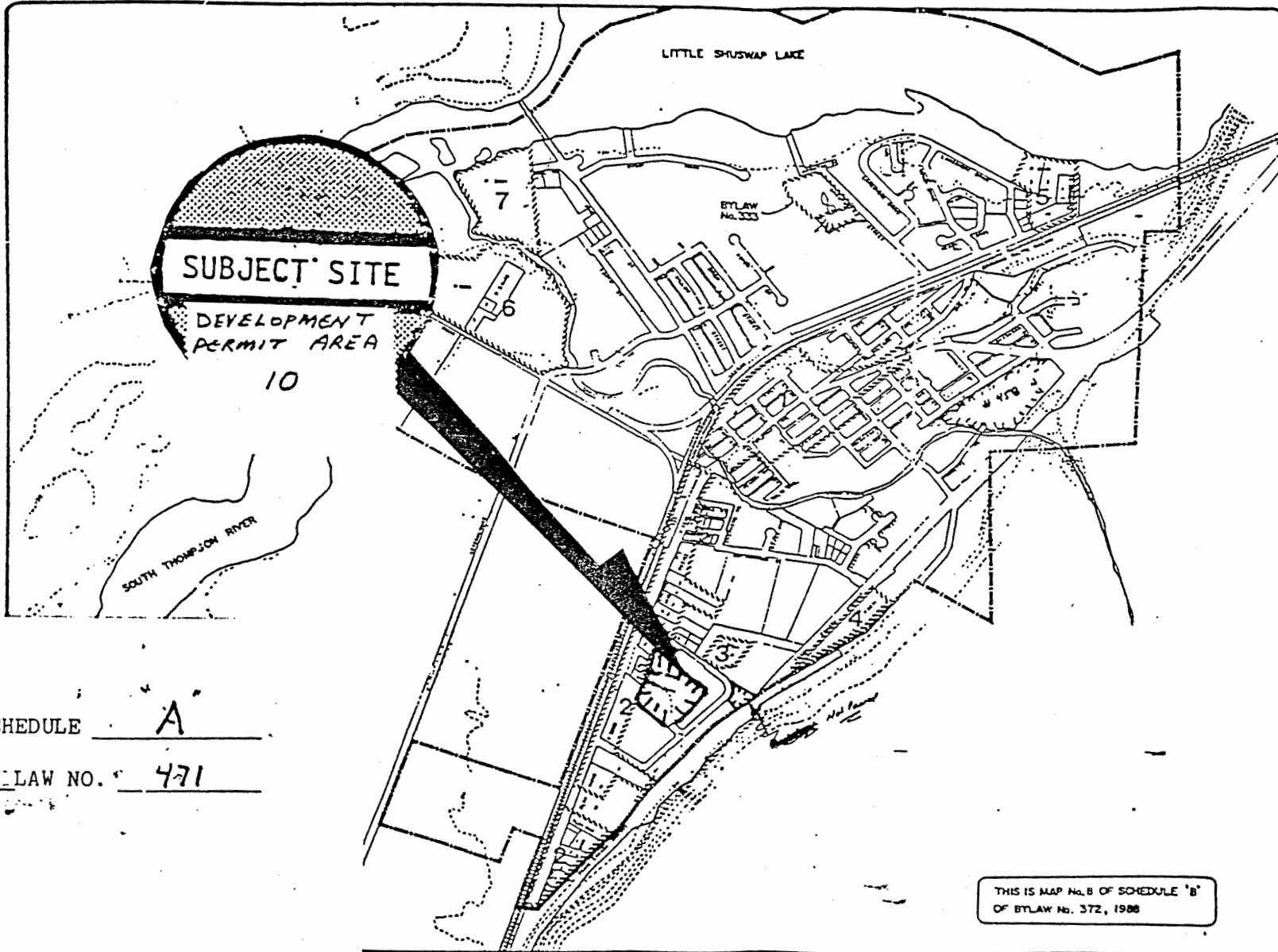
Mayor C. Marshall



Clerk Treasurer
John K. Spanier

I hereby certify this to be a true and correct copy of Bylaw No. 471, 1992.

Clerk Treasurer
John K. Spanier



Village
of
Chase

Official
Community
Plan

development
permit
areas
AMENDMENT

Legend for development permit areas:

- (dashed line) ---
- (solid line) ---

SCHEDULE A
BY LAW NO. 471

THIS IS MAP No. 8 OF SCHEDULE "B"
OF BYLAW No. 372, 1988

Village of Chase

US OPEN CONCRETE INC.

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