

VILLAGE OF CHASE

BYLAW NO. 475

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

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WHEREAS the Village of Chase has an existing Official Community Plan adopted as the 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. 475."

(2) That Area 11 - Currie Flats, MacPherson and First Avenue residential be added to the Official Community Plan as Section 5.2.11 as follows:-

5.2.8 Area 11 - Currie Flats - MacPherson/First Avenue Road Residential

.1 Designation

The area shown on Schedule "A" is designated as a Development Permit area pursuant to section 945 (.4)(a) (b) & (e) of the Municipal Act.

.2 Justification

There are two principal justifications for designating Area 11 as a development permit area. First, the site is subject to hazardous conditions including slope stability. Second, the site has potential for residential development at densities which are higher than those characteristic of surrounding residential uses as designated in the re-development area of Map 4 Land Use Plan.

.3 Guidelines

For developments within Area 11 a development permit may be issued in accordance with the following:

- a) Completion of a geotechnical report prepared by a professional engineer describing the slope and soil conditions of the site as they relate to slope stability, and conditions under which development may proceed. Should development proceed, it must be supervised by a professional engineer to ensure compliance with stated conditions.
- b) Registration of soil engineer restrictions as a restrictive covenant against each legal parcel may be required by the Village as a means to protect the Village from liability in case of property damage due to slope failure, or to ensure property owners are aware of the slope stability requirements.

- c) Buildings should be designed and sited to minimize the effect on adjacent residential uses through forming the appearance of individual residential units or clusters of units.
- d) Off-street parking should be broken into small groups with visual breaks will landscaping and may be located within the unstable soil setback area.
- e) Plantings, trees, berms and other landscape features should be utilized to integrate the development with the natural setting and surrounding land uses allowing for a pedestrian route as defined in the O.C.P.

(3) That "Map No. 8 - Development Permit Areas" of Schedule "A" of the Official Community Plan Bylaw #263 be amended to designate that area as shown as "Schedule A" as Development Permit Area #11 and is attached to and forms part of this Bylaw.

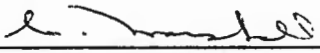
READ A FIRST time this 26th. day of November, 1992.

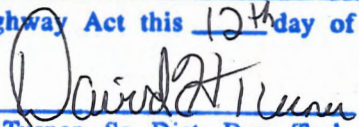
READ A SECOND time this 26th. day of November, 1992.

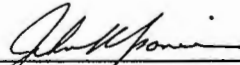
PUBLIC HEARING held this 21st.day of January, 1993.

READ A THIRD time this 28th. day of February, 1993.

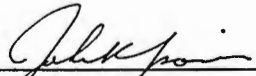
RECONSIDERED and FINALLY ADOPTED this 11th. day of February, 1993.

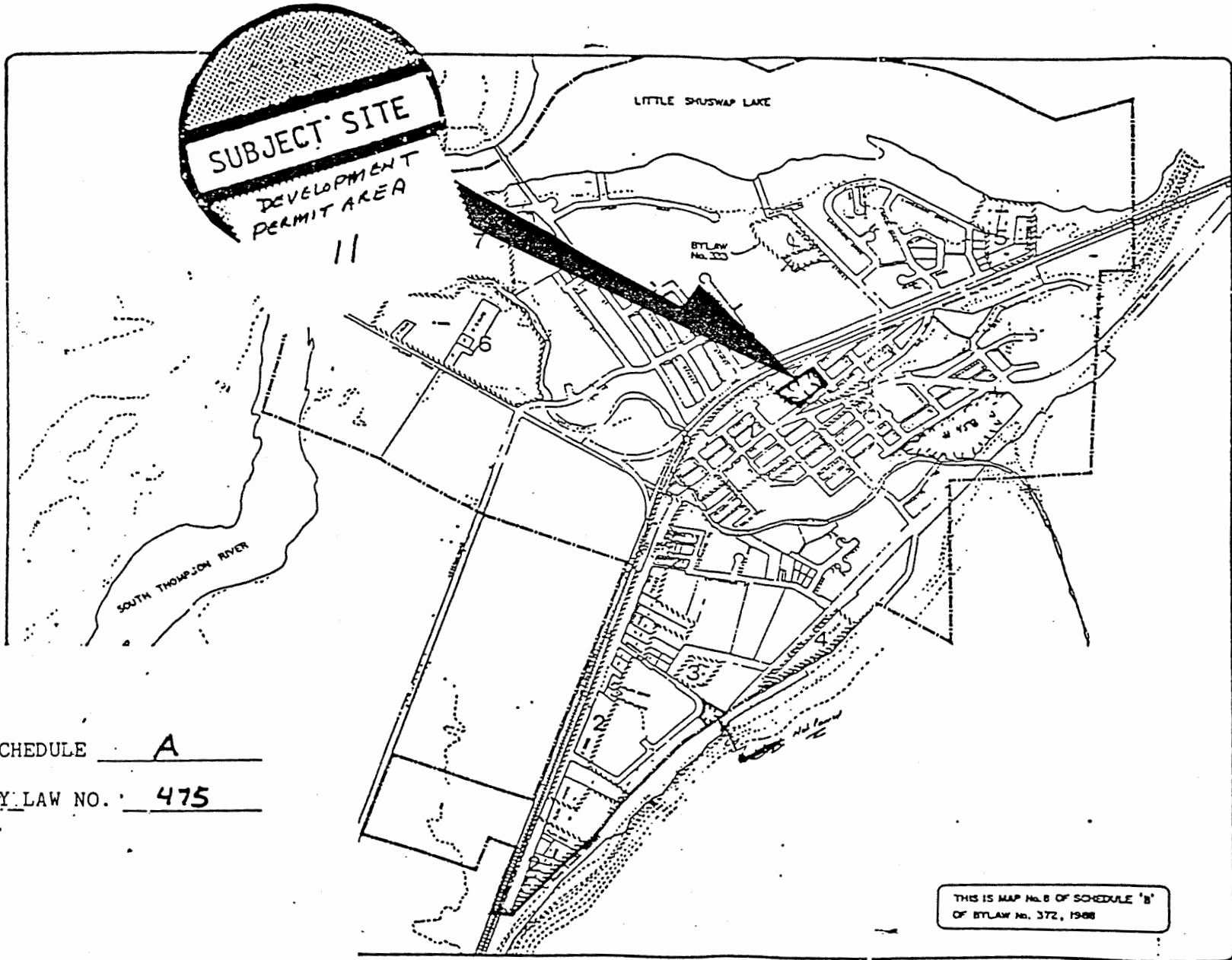
  
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 Mayor C. Marshall

Approved under the Highway Act this 12<sup>th</sup> day of  
May 1993.   
 D.H. Turner, Sr. Dist. Dev. Tech.  
 Ministry of Transportation & Highways

  
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 Clerk Treasurer  
 John K. Spanier

I hereby certify that this is a true copy of Bylaw No. 475 as adopted this 11 day of February, 1993.

  
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 Clerk Treasurer  
 John K. Spanier  
 475.BYL



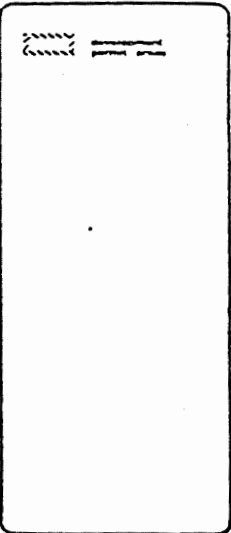
SCHEDULE     A    

BY LAW NO.     475    

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

Village  
of  
Chase  
  
Official  
Community  
Plan

development  
permit  
areas  
AMENDMENT



Village of Chase

Urban Systems Inc.

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