

VILLAGE OF CHASE

BYLAW NO. 489

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. 489".

(b) Bylaw 263 AS AMENDED by bylaw 372 IS FURTHER AMENDED AS FOLLOWS.

(2) That a new section 5.2.12 be added to Section 5.2 DEVELOPMENT PERMIT AREAS as follows:-

5.2.12 Area 12 - Lot 10 Plan 29079 - Cedar Avenue

.1 Designation

The area shown on schedule "A" being Lot 10 Plan 29079 is designated as a Development Permit Area pursuant to Section 945(4)(e) of the Municipal Act.

.2 Justification

Area 12 is a prime location to establish a buffer area as a Multi-Family unit between a C4 - Highway Commercial Zone and R1 - Residential Zone. The objective is to encourage a quality Multi-Family development that enhances the area and minimizes the impact between the Highway Commercial and Single Family dwellings.

.3 Guidelines

The development within area 12 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 Trans Canada Highway and the Residential Zone.

b) Building should be designed and sited to form the appearance of individual units or cluster of units from Cedar Avenue.

c) Access should be only from Cedar Avenue.

d) The general character of the buildings, accessory buildings and parking should allow for integration of other developments in the area blending between Residential and Highway Commercial.

(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 12 Lot 9 Plan 29079 - Cedar Avenue Multi Family.

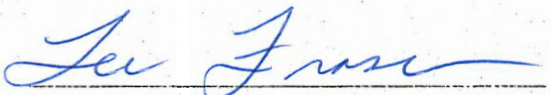
READ A FIRST time this 13th day of May 1993.

READ A SECOND time this 13th day of May 1993.


PUBLIC HEARING held this 21st day of June 1993.

READ A THIRD time this 15th day of July 1993.

RECONSIDERED and FINALLY ADOPTED this 3rd day of February, 1994.

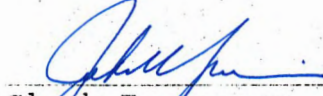


Mayor L. Fraser

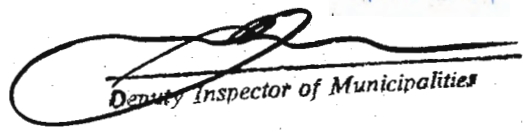


Clerk Treasurer
John K. Spanier

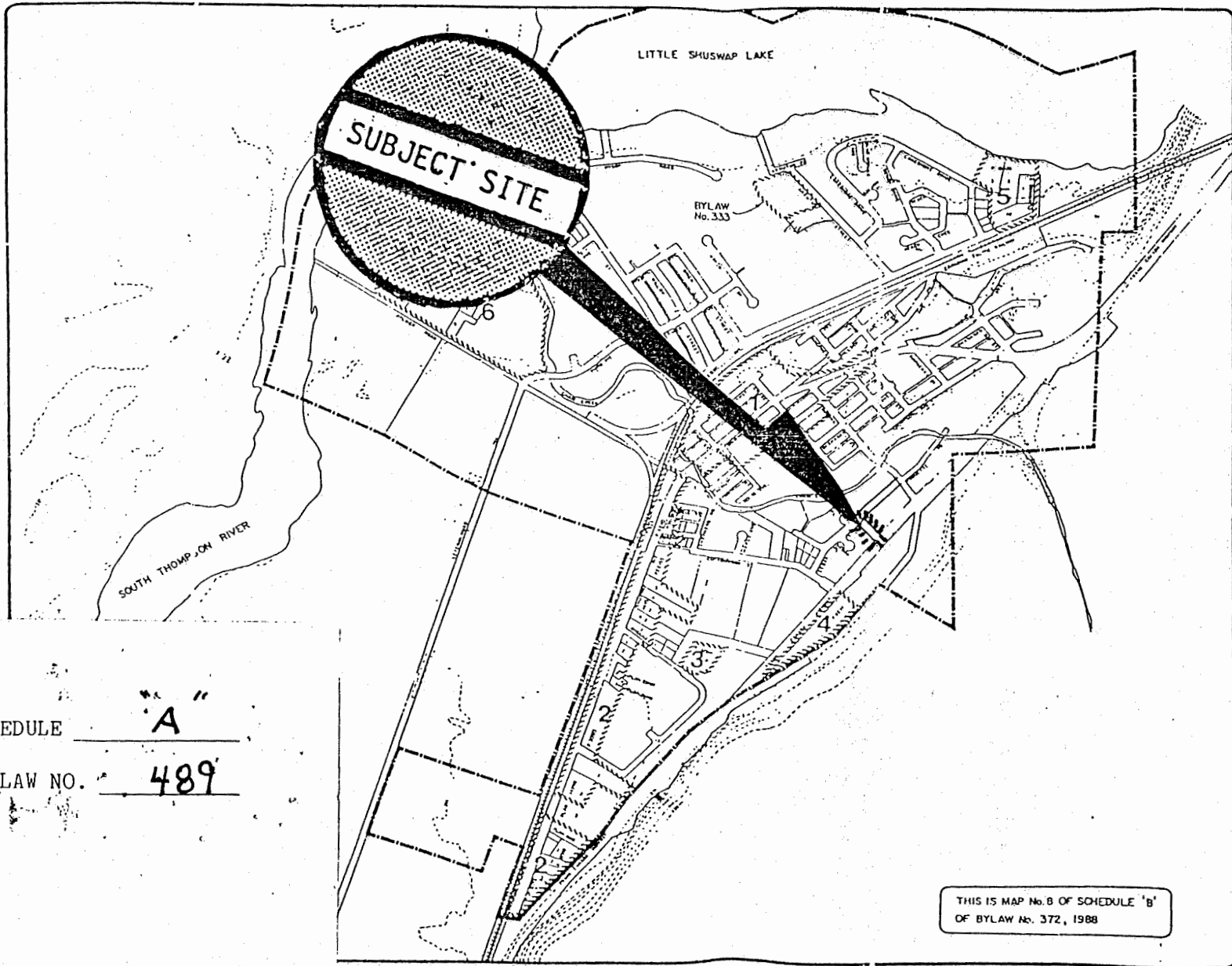
I hereby certify this to be a true and correct copy of Bylaw No. 489, 1993.



Clerk Treasurer
John K. Spanier

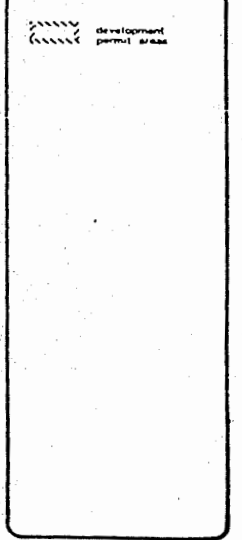
A true copy of By-Law No. 489
registered in the office of the Inspector
of Municipalities this 6th day of
April 1994.


Deputy Inspector of Municipalities



Village of Chase
Official Community Plan

development permit areas
AMENDMENT



SCHEDULE A
BY LAW NO. 489

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

presented by:
Village of Chase

USI Urban Systems Ltd.

DATE	NO.
JUNE 1988	8

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