

VILLAGE OF CHASE
BYLAW NO. 508

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) Section 5.2 DEVELOPMENT PERMIT AREA of "The Village of Chase Official Community Plan Bylaw No. 263, 1983 and amendments thereto." is hereby amended by adding a new section 5.2. 13 as follows:-

5.2.13 Area 13 - Plan 31 & Lot A Plan B7064

.1 Designation

The area shown on schedule "A" being Plan 31 and Lot A Plan B7064 designated as a Development Permit Area pursuant to Section 945(4)(e) of the Municipal Act.

.2 Justification

Area 13 which is established Residential Area is a prime location to establish a Mobile Home Park as a R-4 Mobile Home Park Zone. The objective is to encourage a quality affordable housing development.

.3 Guidelines

The development within area 13 a Development Permit may be issued in accordance with the following:-

a) A geotechnical report on the steep slope is provided. Should development proceed it must be supervised by a professional Engineer to ensure compliance with recommendation of report.

b) Pedestrian Routes:

A pathway along Bay Drive and then a utility easement from Okanagan Avenue to the Hillside Avenue pathway.

c) Access:

Improvements to Bay Drive or alternate emergency access to ensure safety and the ability of Bay Drive or alternate access to carry additional traffic flow from the development. Access to be provided must be satisfactory for emergency vehicle use (eg. Fire, Ambulance, Police).

d) The general character and design of the Mobile Homes, accessory building, to be well integrated with the surrounding natural landscape and should complement the setting. Existing landscape to be preserved, disturbance or removal to be minimal.

e) The Development to conform to Mobile Home Park Bylaw No. 162.

f) Registration of a "save harmless" 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.

(3) And 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 13 Mobile Home Park.

(2) This Bylaw will take effect in force from the date of its registration with the Inspector of Municipalities.

(2) This Bylaw may be cited as " Village of Chase Official Community Plan Amendment Bylaw No. 508."

READ A FIRST time this 16th day of June 1994.

PUBLIC HEARING held this 7th day of July 1994.

READ A SECOND time this 13th day of July 1994.

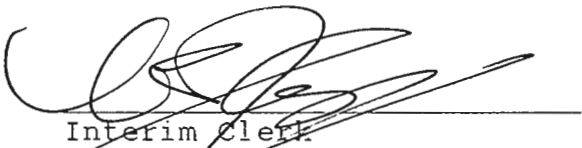
READ A THIRD time this 13th day of July 1994.


RECONSIDERED and FINALLY ADOPTED this 21st day of July 1994.


Mayor L. Fraser


Interim Clerk

I hereby certify this to be a true and correct copy of Bylaw No. 508, 1994.


Interim Clerk

A true copy of By-Law No. 508
registered in the office of the Inspector
of Municipalities this 15th day of
November 1994.

Deputy Inspector of Municipalities

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

Schedule "A"
Bylaw #508

LITTLE SHUSWAP LAKE

SUBJECT SITE

SOUTH THOMPSON RIVER

