



ZONING BYLAW #683

**(CONSOLIDATED FOR CONVENIENCE ONLY, INCLUDING
BASE 683, AMENDMENTS 689, 690, 697, 707, 711, 716,
721, 722, 738, 740, 754, 760, 763, 776, 778, 781, 782,
784, 788, 790, 799, 804, 811, 812, 822, 834, 850, 860)**

August, 2018

VILLAGE OF CHASE

ZONING BYLAW NO. 683, 2006

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SECTION 1 - TITLE

1.1 This bylaw may be cited as the “Village of Chase Zoning Bylaw Number 683, 2006.”

SECTION 2 – DEFINITIONS

2.1 In this bylaw all words or phrases shall have their normal meaning except where this is changed, modified or expanded by the definitions set forth below.

ACCESSORY USE means a use or building other than a principal use, which is ancillary or incidental to a principal use or building on the same parcel.

AGRICULTURAL USE means the growing, rearing, producing or harvesting of agricultural crops, fur bearing animals, poultry or other livestock, and includes:

- the storage, sale and processing of primary agricultural products harvested, reared or produced by the farming operation;
- the storage and repair of farm machinery, implements and supplies; and,
- dwellings for the accommodation of persons employed in the agricultural enterprise located on or operated from the parcel containing the dwellings.

ANIMAL HOSPITAL means any building, structure or premises in which animals are cared for, treated, maintained or hospitalized.

AUTOMOBILE BODY SHOP means any building used or intended to be used for motor vehicle manufacture, assembly or major body building and repairs.

AUTOMOBILE REPAIR SHOP means any building used for or intended to be used for major repairs to motor vehicles, trailer and parts thereof, but shall not include motor vehicle manufacture, assembly or body building.

AUTOMOBILE WRECKING YARD means an area outside of an enclosed building where motor vehicles are disassembled, dismantled or junked or where vehicles not in operable condition or used parts of motor vehicles are stored or sold.

AUTOMOBILE OR TRAILER SALE OR RENTAL LOT means an open area used for the display, sale or rental of new or used passenger motor vehicles or trailers in operable conditions, and where no repair work is done except minor incidental repair of vehicles to be displayed, sold or rented on the premises.

BED AND BREAKFAST means *Short-Term Rental*.

BUILDING means any structure used or intended for supporting or sheltering any use or occupancy.

BUILDING, PRINCIPAL means the primary and chief building on the parcel.

CAMPING UNIT means a tent, tent camper, truck camper, travel trailer, motor home, van, station wagon, car, or any other vehicle or shelter where such is used for sleeping, cooking or any camping purpose.

CAMPGROUND means a site operated and occupied as temporary accommodation for camping units. A campground includes accessory building for the common use of campground patrons, such as washrooms and bathing facilities, or other facilities as are required in accordance with the *Health Act (RSBC 1996)*. A campground is not a mobile home park, motel or hotel.

CANNABIS means a substance included in Schedule II of the Controlled Drug and Substances Act of Canada, 1996 chapter 19, as amended from time to time.

CANNABIS RETAIL means business premises where the principal business is the retail sale of cannabis for consumption off site. Cannabis retail premises are licensed under the Cannabis Control and Licensing Act (BC).

CLUB OR LODGE means a building or establishment used by an association or organization for fraternal, social or recreational union, professional, business, travel or political purposes which may include limited private sleeping unit accommodation without private cooking facilities, and which shall be operated for use of club members and their guests only.

COMMUNITY CARE FACILITY means any facility licensed under the *Community Care and Assisted Living Act (SBC 2002)* as amended from time to time that provides personal care, supervision, social or education training or physical or mental rehabilitative therapy, with or without charge, to persons not related by blood or marriage to an operator of the facility.

CONCESSION means a retail store in which articles for sale are restricted to a limited range of primary food items such as milk, bread, soft drinks, ice cream, canned and bottled goods, snacks and candy, meat and to compliment such items may include the limited sale of magazines, housewares and toiletries.

CONGREGATE CARE HOME means a residential facility for elderly persons comprised of independent accommodation where non-health related services such as meals, housekeeping, recreation, social activities, security and transportation are provided to the residents. Regardless of form of tenure, amenities such as grounds, dining area, recreational facilities are available to all residents. Professional and personal services intended exclusively for the residents may be provided on site. Portions of a Congregate Care Home may be used as a Community Care Facility or Private Hospital providing all necessary provisions of the Building Code and licensing requirements are complied with.

COUNCIL means the municipal council of the Village of Chase.

DISPLAY YARD means an open area used for the display of new or used passenger automobiles, motor vehicles, trailers, trucks, truck trailers, equipment, machinery or boats in operable condition, which are continually available for sale or rental, and where no repair work is done except of a minor or incidental nature. A display yard shall also include an open area where samples of the finished products can be assembled or constructed from the unused materials available for sale upon the premises.

DWELLING UNIT means one or more rooms within a building, used or intended for use as a residence by one or more persons and by not more than one family, which contains only one cooking facility, and at least one sanitary facility, and at least one sleeping room.

EXTENDED CARE HOME means a community care facility as defined in the *Community Care and Assisted Living Act* providing personal care and intermediate care to more than six adults.

FAMILY means:

- an individual, or two or more persons related by blood, marriage, common law, adoption, or foster parenthood sharing one dwelling unit; or,
- not more than five unrelated persons sharing one dwelling unit.

FENCE includes arbour, archway, gate, pagoda, screen, trellis and wall.

FUEL SERVICE STATION means any building or land used or intended to be used for the retail sale of motor fuels and lubricants and may include the servicing and minor repairing of motor vehicles and the sale of automotive accessories.

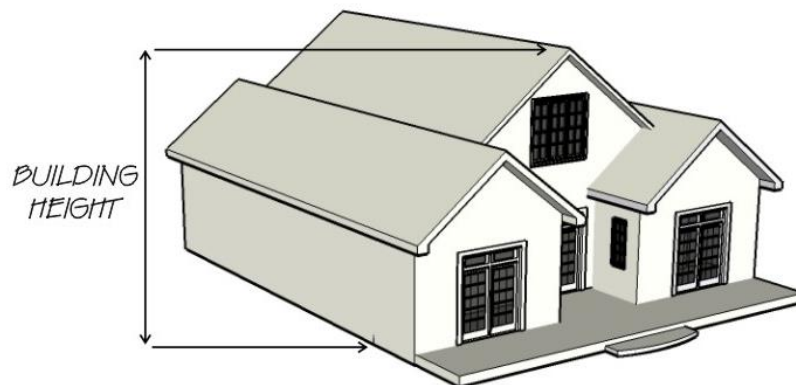
GRADE OR GRADE LEVEL means the average finished ground level of the exposed wall of a building.

GROSS FLOOR AREA means the total area of all floors, measured to the extreme outer limits of the building, including all suites or dwelling units and all areas giving access to such corridors, hallways, landings, foyers, staircases and stairwells. Enclosed balconies and mezzanines, enclosed porches or verandas, elevator shafts and accessory buildings (except those used for parking) shall also be included.

GUEST ROOM means a part thereof a *Dwelling Unit* used for *Short-Term Rental* and does not contain cooking facilities.

GUEST SUITE means a Secondary Suite used for *Short-Term Rental*.

HEIGHT means the vertical distance from the average finished grade at the perimeter of a structure to the highest point of the structure, excluding chimneys, ventilators, vent pipes, antennas, lightning rods, spires, elevator machinery, roof top heating/cooling materials, and other additions not integral to the envelope of the structure or as otherwise noted in this bylaw.



HIGHWAY includes a street, road, lane, viaduct and any other way open to public use, but does not include a private right-of-way on private property.

HOME OCCUPATION means an occupation or profession carried on in a home, where the occupation or profession is accessory to the use of a dwelling for residential purposes. The home occupation shall be carried out entirely within the home and not produce noise, vibration, smoke, dust, odour, litter, heat, fire hazard, electrical interference or traffic congestion other than that normally associated with a dwelling. A Home Occupation will not require the need for more than two additional parking spaces. Home Occupation does not include *Short-Term Rental*.

HOSPITAL means a non-profit institution that has been designated as a hospital under the *Community Care and Assisted Living Act* and is operated primarily for the reception and treatment of persons suffering from the acute phase of illness or disability, convalescing from or being rehabilitated after acute illness or injury, or requiring extended care at a higher level than that generally provided in a Private Hospital.

HOTEL means a building which contains sleeping units and may contain assembly, commerce, entertainment, indoor recreation or restaurant uses and premises licensed for on-site consumption of alcoholic beverages.

HOUSEKEEPING FACILITIES means two or more rooms, used or designed to be used together as living quarters for not more than one family, and containing at least one living room, one kitchen or kitchenette, and one bathroom; and equipped with at least one water closet, one basin, one sink, and one bath or shower.

KENNEL means any building, structure, compound, group of pens or cages on property where three or more dogs or cats are or are intended to be trained, cared for, bred, boarded or kept for any purpose whatsoever, and shall specifically include any building or part thereof in which two or more dogs are kept for breeding purposes.

LANDSCAPING means any combination of trees, bushes, shrubs, plants, flowers, lawns, bark mulch, decorative gravel, decorative paving, planters, decorative fences and the like, arranged and maintained so as to enhance the appearance of a property, or where necessary to effectively screen a property, and shall not include paved parking areas, sidewalks, uncleared natural bush, undergrowth or weed growth.

LIQUOR means a substance containing ethyl alcohol as defined in the Liquor Control and Licensing Act of BC.

LIQUOR RETAIL means business premises where the principal business is the retail sale of liquor, wine, beer, and other such alcoholic beverages for consumption off site. Liquor retail premises are licensed under the Liquor Control and Licensing Act of BC.

LOUNGE means a business whose principal business is the sale of liquor for immediate consumption within the premises, may offer full lunch and dinner menus, complete with hot and cold meals, is licensed as “liquor primary” under the Liquor Control and Licensing Act, and may have forms of patron participation, excluding forms of adult entertainment such as exotic dancing and stripping. A lounge is accessory to a principal use of an indoor or outdoor recreation facility, hotel, airport, riverboat, golf course, or a private club.

MAIL ORDER REDISTRIBUTION means the redistribution of wholesale goods from a premises where no point of sale transactions occur, to individuals who have pre-ordered said goods and which are distributed from the premises by employees of the business.

MANUFACTURED HOME means a structure, transportable in one or more sections, whether ordinarily equipped with wheels or not, that is designed, constructed or manufactured to provide residential accommodation and to be moved from one place to another by being towed or carried and is designed for use with or without a permanent foundation when attached to the required utilities. The term "manufactured home" does not include a "recreational vehicle" but does include “modular homes” and “mobile homes.”

MODULAR HOME means a factory-built dwelling unit built to CSA specification A-277 under the *Manufactured Home Act (SBC 2003)* suitable for year-round, long-term occupancy that is transportable in one or more sections and is designed for use with a permanent foundation when attached to the required utilities.

MOBILE HOME means a factory-built dwelling unit built to CSA specification Z-240 under the *Manufactured Home Act* suitable for year-round, long-term occupancy, designed to be transported from the factory to its ultimate site on an integral chassis with integral or detached wheels and arriving at the site ready for occupancy with or without a

permanent foundation when attached to the required facilities. The term “mobile home” does not include recreational vehicles, travel trailers, campers or other vehicles which are exempt from the provisions of the *Manufactured Home Act* and do not comply with the standards prescribed by the Canada Mortgage and Housing Corporation.

MOBILE HOME SUBDIVISION means a mobile home development with individually registered lots under either freehold or leasehold tenure.

MOBILE VENDING means an independently operated vehicle, structure, or mobile vending apparatus occupying public or private lands, typically for the purpose of providing food and beverages, retail products, or services for commercial sale for a business entity, in an outdoor setting to either passers-by or seated patrons. (Amending Bylaw No. 834)

MOTEL means a building or group of buildings containing rentable units, occupied or intended to be occupied temporarily by tourists or transients with each unit having its own parking space conveniently located on the site and each rentable unit being self-contained, having its own bathroom with a water closet and a bath or shower, with or without cooking facilities. Access may be by individual outside access or hallways. Motel includes motor hotel and auto court and may involve a restaurant, coffee shop and entertainment establishments.

MULTIPLE FAMILY DWELLING means any building consisting of three or more dwelling units, each of which is occupied or intended to be occupied as the permanent home or residence of one family.

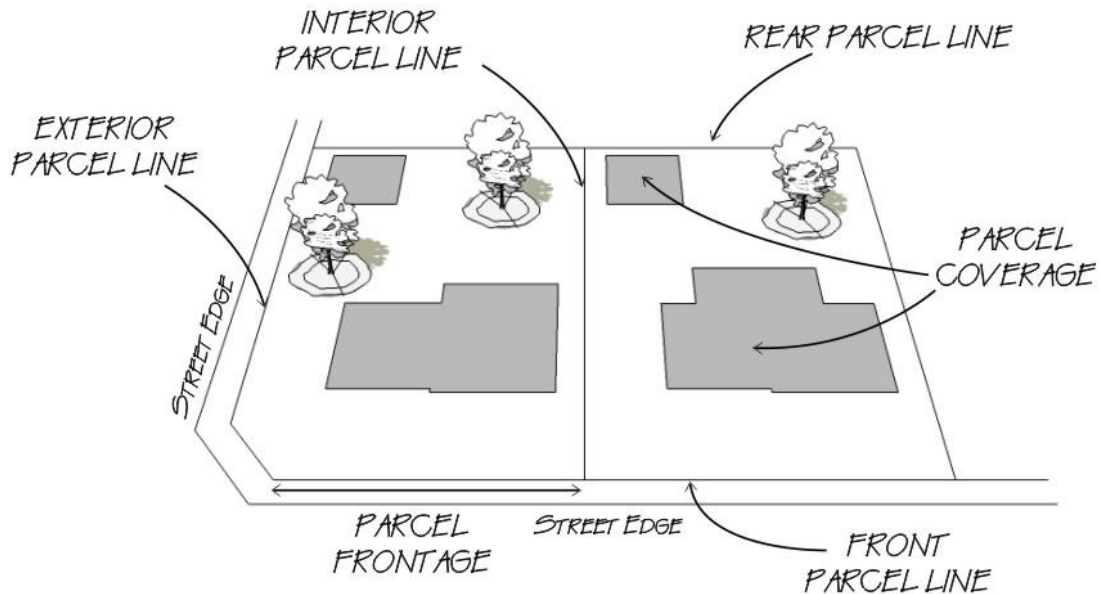
MUNICIPALITY means the Village of Chase.

NEIGHBOURHOOD PUB means a business whose principal business is the sale of liquor for immediate consumption within the premises, offers full lunch and dinner menus, complete with hot and cold meals, is licensed as “liquor primary” under the *Liquor Control and Licensing Act (RSBC 1996)*, and may have forms of patron participation, excluding forms of adult entertainment such as exotic dancing and stripping.

NIGHTCLUB/CABARET/BAR means a business whose principal business is the sale of liquor for immediate consumption within the premises, is licensed as “liquor primary” under the *Liquor Control and Licensing Act*, and may have forms of patron participation, excluding forms of adult entertainment such as exotic dancing and stripping.

PANHANDLE LOT means any parcel which contains road frontage through the use of a narrow strip of land which is an integral part of the parcel, but is not included when calculating the area of such parcel or the front yard setback requirement.

PARCEL means any lot, block or area in which land is held or into which it is subdivided, but does not include a highway.



PARCEL COVERAGE means the percentage of a parcel’s area covered by structures.

PARCEL FRONTAGE means the width of the parcel at the front parcel line.

PARCEL LINE, EXTERIOR SIDE means a parcel line other than a front or rear parcel line which is common to the parcel and a highway other than a lane or walkway.

PARCEL LINE, FRONT means any parcel line common to a parcel and a highway other than a lane or walkway, but in the case of a corner parcel, the front parcel line shall be the shortest parcel line along a highway other than a lane or walkway.

PARCEL LINE, INTERIOR SIDE means a parcel line other than a rear or front parcel line which is not common to a highway other than a lane or walkway.

PARCEL LINE, REAR means the boundary of a parcel which lies opposite to and is not connected with the front parcel line.

PERSONAL SERVICE ESTABLISHMENT means a barber shop, beauty parlour, massage studio, and shops of like nature.

PRIVATE HOSPITAL means a dwelling in which 2 or more patients other than the spouse, parent or child of the owner or operator, are living at the same time, and includes a nursing home or convalescent home, but does not include a Hospital as defined in this bylaw. Private Hospital includes what is commonly known as intermediate and extended care facilities for the elderly.

PUBLIC USE means land, buildings or facilities provided by an agency of government or company regulated by the *Utilities Commission Act (RSBC 1996)* for public parking, recreation, health, safety, communications or similar use.

PUBLIC UTILITY means a system, work, building, plant, equipment or resource owned by a Municipality, Regional District, the Province of British Columbia, and Improvement District or other government agency for the provision of water, sewer, drainage, gas, electricity, transportation, communications service or public works storage. A public utility does not include a sanitary landfill.

RECREATIONAL VEHICLE (RV) means a vehicle primarily designed as temporary living quarters for recreational, camping, travel or seasonal use that is either self-powered, mounted on, or towed by another vehicle. "Recreational Vehicle" includes, but is not limited to, a camping trailer, fifth-wheel trailer, travel trailer and truck camper.

RECYCLING DEPOT means a facility used for the buying, collecting, sorting, and temporary storage of bottles, cans, newspapers and similar household goods for reuse where all storage is contained within an enclosed building. This does not include recycled materials drop-off centres.

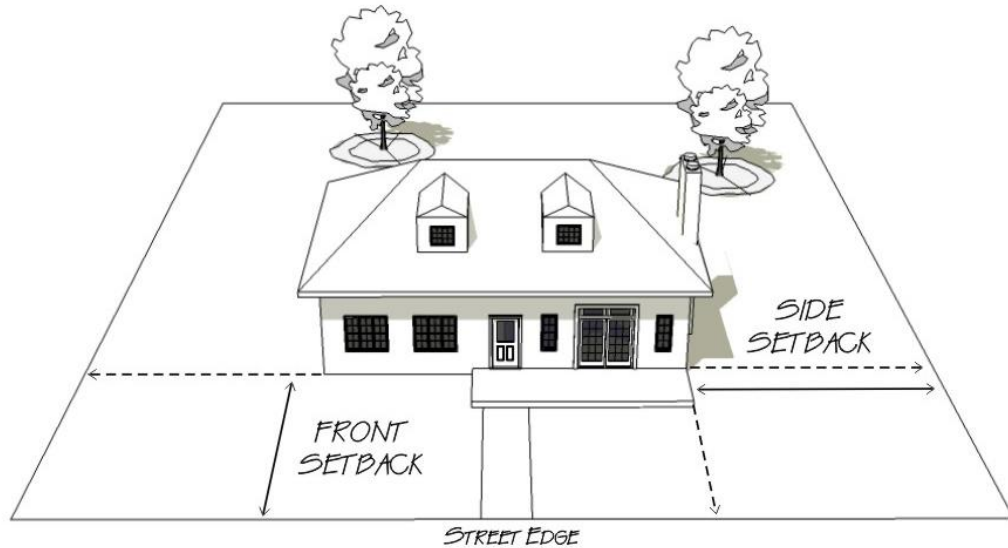
RESTAURANT means an eating establishment where food is sold to the public for consumption within the premises, on designated outdoor seating areas, or for off-site consumption and may be licensed to serve beer, wine or spirits. The term “restaurant” includes coffee shops, cafes, and other establishments of a like nature, except as otherwise noted in this bylaw.

RETAIL means premises where goods, wares, merchandise, substances, articles or things are offered or kept for sale, including storage of limited quantities of such goods, wares, merchandise, substances, articles or things, sufficient only to service such store and includes but is not limited to: appliance stores, furniture stores, hardware stores, clothing stores, sporting goods, and second-hand stores. Retail does not include *CANNABIS RETAIL*.

SCREENING means a continuous fence, wall, compact evergreen hedge or combination thereof, supplemented with landscape planting, that would effectively screen the property which it encloses and is broken only by access drives and walks.

SECONDARY SUITE means a second dwelling unit having a total floor area of not more than 90 square metres in area and having a floor space less than 40% of the habitable floor space in the principal building. It must be located within the principal building or residential occupancy containing only one other dwelling unit. It must be located in a part of the building which is a single real estate entity.

SETBACK means the required distance (minimum or maximum) between a building or use and each of the respective parcel lines.



SHOPPING CENTRE means a unified group of retail and personal service establishments on a site planned, developed and managed as a single operating unit, with on-site parking.

SHORT-TERM RENTAL means a *Guest Suite, Guest Rooms*, or part thereof in a residential zone wherein accommodation is offered for rent, or rented, as a transient accommodation business on a temporary basis of 31 days or less per occurrence. The maximum total floor area must be less than 90 square metres in area and have a total floor space less than 40% of the habitable floor space of the residential building.

SINGLE FAMILY DWELLING means any free-standing building on a permanent foundation consisting of one dwelling unit which is occupied or intended to be occupied as the permanent home or residence of one family. The term “Single Family Dwelling” includes modular homes, but does not include mobile homes.

STORAGE YARD means an area outside of an enclosed building where construction materials and equipment, solid fuels, lumber and new building materials, monuments and stone products, public services and utility equipment, or other materials, goods, products, vehicles, equipment or machinery are stored, baled, piled, handled, sold or distributed, whether a principal or accessory use. A storage yard does not include an automobile

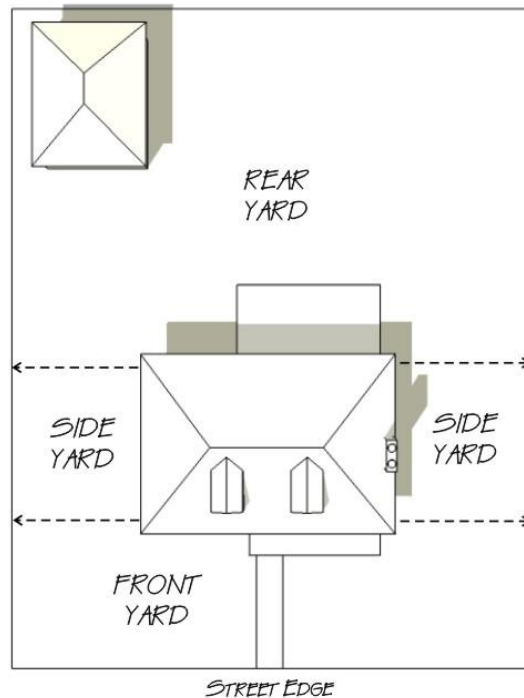
wrecking yard, a display yard or a junk yard.

STRUCTURE means any construction fixed to, supported by or sunk into land or water, but does not include concrete, asphalt, brick or tile surfaced areas.

TWO FAMILY DWELLING means any building divided into two dwelling units, each of which is occupied or intended to be occupied as the permanent home or residence of one family.

VEHICLE STORAGE YARD means an enclosed area set aside specifically for the storage of vehicles, including cars, recreational vehicles, and boats.

YARD means an open space, on a parcel of land unoccupied and unobstructed to the sky, except as otherwise provided under the provisions of this by-law.



YARD, FRONT means a yard extending across the full width of the lot and measured, as to depth, at the horizontal distance between the front street line and the furthest projection of the principal building toward the front street line excluding uncovered steps less than 61 cm above grade and permitted projections.

YARD, REAR means a yard which is opposite to the front yard, extends the full width of the lot and is measured as to depth at the least distance between the rear lot line and the furthest projection of the principal building toward the rear lot line, excluding uncovered steps and permitted projections.

YARD, SIDE means a yard extending from the front yard to the rear yard, lying between the side lot line and the furthest projection of the principal building toward the side lot line excluding uncovered steps and permitted projections.

ZONE(s) means the areas into which the Village of Chase is divided in accordance with the map or maps shown and attached to this bylaw and for which specific regulations are hereinafter outlined for each area.

SECTION 3 – BASIC PROVISIONS

3.1 APPLICATION

This bylaw applies to all land, buildings and structures including the surface water within the boundaries of the Village of Chase.

3.2 CONFORMITY

Land including the surface water shall not be used and buildings and structures shall not be constructed, altered, located or used except as specifically permitted in this bylaw.

3.3 SEVERABILITY

If any section, subsection, sentence, clause or phrase of this bylaw is for any reason held to be invalid by the decision of any court of competent jurisdiction, the invalid portion shall be severed and the remainder of this bylaw must be deemed to have been adopted without the severed portion.

SECTION 4 – GENERAL REGULATIONS

4.1 APPLICABILITY OF GENERAL REGULATIONS

Except as otherwise specified in this bylaw, sections 4.2 to 4.13 apply to all zones established under this bylaw.

4.2 APPLICATION OF SITING REQUIREMENTS TO STRATA AND BARE LAND STRATA PARCELS

4.2.1 Siting regulations under this bylaw apply to bare land strata parcels.

4.2.2 The interior side parcel line requirements of this bylaw shall not apply to strata parcels under a registered plan pursuant to the *Strata Property Act (SBC 1998)* where there is a common wall shared by two or more dwellings within a building.

4.3 NUMBER OF PRINCIPAL BUILDINGS ON A PARCEL

4.3.1 No residential use building shall be located on the same parcel as any other residential use building, except as otherwise provided for in this bylaw.

4.3.2 No residential use building shall be located on the same parcel as any non-residential use building or use, except as otherwise provided for in this bylaw.

4.4 PROJECTIONS INTO SETBACK AREAS

No building or structure other than:

- a sign;
- a fence;
- steps;
- a gutter, eaves, cornice or sill;
- an arbour, trellis, fish pond, ornament, flag pole or similar landscape feature;
- a gasoline service pump or pump island;
- a bay window or chimney provided that such projections do not exceed 2 metres nor 50 percent of the width of the required yard;
- an open porch, canopies, balcony, sundeck, patio or terrace provided that such projections do not exceed 2 metres nor 50 percent of the width of the required yard; or
- shall be located in the area of the setback required by this bylaw.

4.5 HEIGHT EXCEPTIONS

The maximum height regulations of this bylaw do not apply to the following:

- dome, cupola;
- monument;
- chimney;
- spire, steeple, belfry;
- radio and television tower, antenna or receiver excluding television dishes;
- pole, mast, flood light;
- silo;
- transmission tower;
- hose and fire alarm tower;
- drive-in theatre projection screen;
- water tanks and cooling towers;
- observation towers;
- stadiums; and
- mechanical appurtenance on roof tops.

4.6 ACCESSORY USE

4.6.1 Limitation on Accessory Use

No accessory use shall be established on any parcel unless the principal building has previously been erected, or the accessory use is established simultaneously with the principal building.

4.6.2 Swimming Pools

The following regulations shall apply to swimming pools located on all zoned parcels. The following do not apply to ornamental or decorative ponds not intended for swimming:

- a. The regulations set out in section 4.6.1 of this bylaw shall apply to swimming pools as an accessory use;
- b. Notwithstanding the setback provisions in section 6 of this bylaw, the minimum setback of a swimming pool as an accessory use shall be 1 metre from the parcel and 1 metre from the interior side parcel line;

- c. A swimming pool which does not project more than 0.6 metres above grade at any point shall be allowed within a required front or side setback provided that the minimum setback from the front or exterior side parcel line is 1.5 metres and that the swimming pool is not closer than 1.5 metres to the principal building; and,
- d. Each swimming pool shall be located within a fenced yard or be surrounded by a fence or equivalent barrier not less than 1.25 metres in height, and secured by means of a gate closure and latch.

4.7 HOME OCCUPATION

4.7.1 Home occupations shall comply with the following regulations:

- a. No evidence of a Home Occupation is permitted other than one single un-illuminated nameplate not exceeding 0.28 m.² (3.0 ft.²) in area, placed within or flat against the dwelling unit or any accessory building;
- b. No outdoor storage of supplies or material, no displays of goods or products, no floodlighting and no signs visible from the outside except as permitted above;
- c. The Home Occupation shall be carried out wholly within the dwelling; No retail sales other than the sale of goods produced on the premises and Mail Order Redistribution are permitted;
- d. Employees of a Home Occupation shall be limited to no more than 1 employee outside of the residents of the parcel on which the Home Occupation is taking place;
- e. The Home Occupation shall not occupy more than 50 square metres of the dwelling unit or accessory building, or 25 percent of the gross floor area of the dwelling unit, whichever is less;
- f. The salvage, repair, storage, maintenance or sales of motor vehicles, the sale, repair, maintenance or servicing of motor vehicle engines or parts, autobody repair or auto painting are not permitted as Home Occupation;

- g. Materials and commodities shall not be delivered to or from the dwelling unit in such bulk or quantity as to require delivery by motor vehicles with detachable trailers; and,w
- h. No Home Occupation shall operate between the hours of 10:00 p.m. and 7:00 a.m.

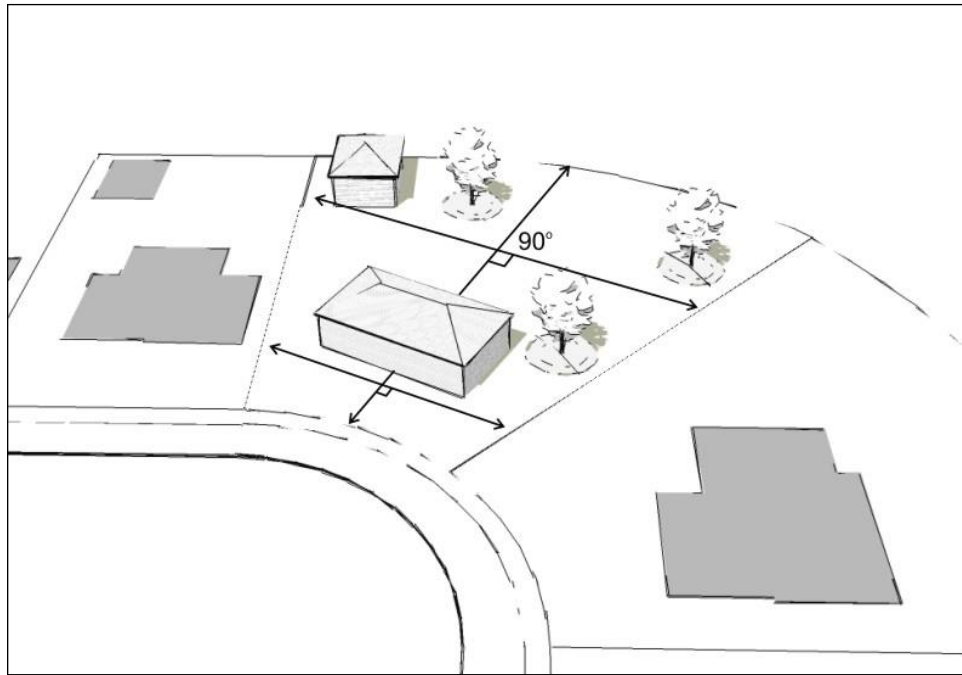
4.7.2 In addition, Home Occupation in R-1A Low Density Small Lot Residential, R-1SS Low Density Residential Secondary Suite, R-2 Medium Density Residential, R-2A Limited Medium Density Residential, R-3 High Density Residential, R-4 Mobile Home Residential, and R-5 Recreation Residential must comply with the following supplementary regulations:

- a. Home Occupation shall not include day-care facilities, personal services, medical offices or meat cutting;
- b. A Home Occupation shall produce no offensive noise, vibration, smoke, dust, odour, heat, glare, radiation or electrical interference; and,
- c. The client or customer of a Home Occupation is not permitted to enter the dwelling unit or any accessory building to inspect or pick up any goods or to receive any service.

4.8 UNDERSIZED AND IRREGULAR SHAPED PARCELS

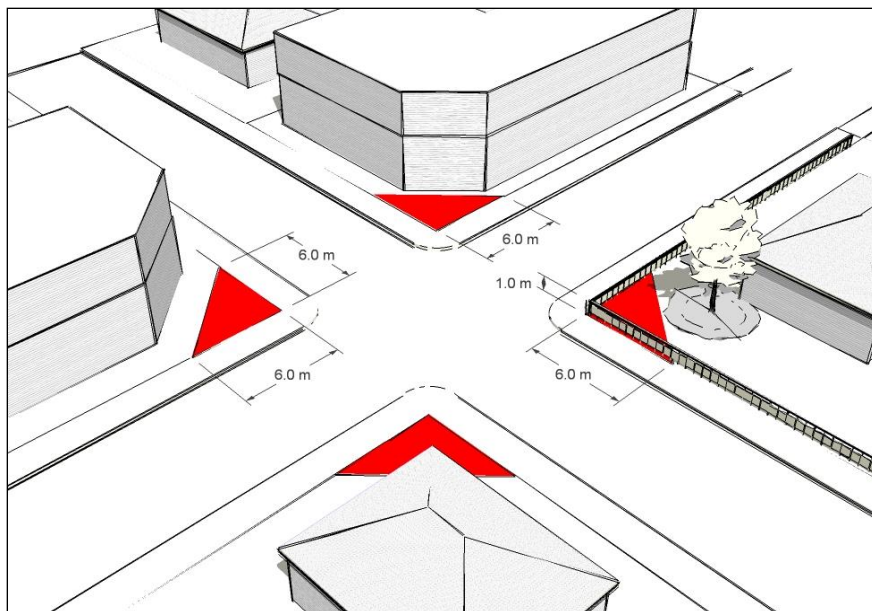
4.8.1 On irregularly shaped or “pie-shaped” parcels, parcel frontages may be reduced provided that the average lot width measured along a perpendicular line from the centre of the parcel complies with the required minimum lot width.

4.8.2 Section 4.8.1 does not apply to panhandle lots.



4.9 VISION CLEARANCE AT INTERSECTIONS

In any zone, no fence, wall or structure shall be erected to a height greater than 1.0 metre and no hedge, bush, shrub, tree or other growth shall be maintained or allowed to grow so as to obstruct vision clearance in the area bounded by the intersecting parcel lines at a street or lane corner and a line joining points along side parcel lines 6.0 metres from their point of intersection.



4.10 FENCES

Subject to the vision clearance provisions of section 4.9, the following height limitations shall apply to fences, walls or hedges:

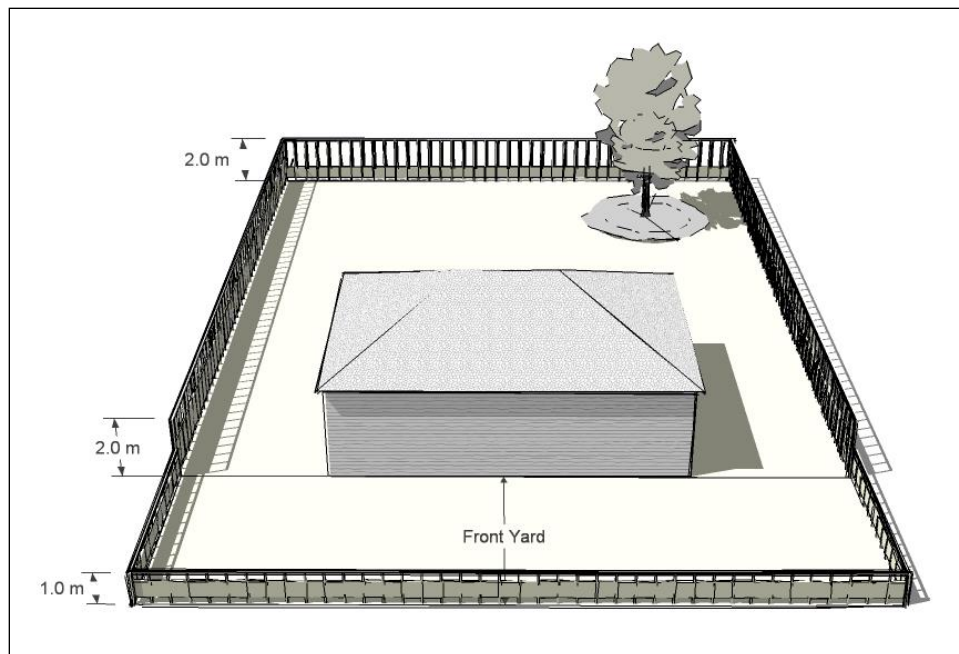
4.10.1 In all zones, fences, walls or hedges which do not exceed 1.0 metres in height may be located anywhere on a parcel;

4.10.2 In all zones except C-3, M-1, M-2 and M-3 zones, fences, walls or hedges which do not exceed 2.0 metres in height may be located on a parcel to the rear of the required front yard;

4.10.3 In C-3, M-1, M-2 and M-3 zones, fences, walls or hedges which do not exceed 2.5 metres in height may be located on a parcel to the rear of a required front yard;

4.10.4 In R-1, R-1A, R-2, R-2A, R-3, R-4 and R-5 zones, a fence on a rear property line may not exceed the permitted height of a fence on a side property line of an adjoining parcel.

Sections 4.10.1 through 4.10.4 shall not apply to open mesh or chain link type fences erected on cemetery, public playground, park, play field, public walkway, elementary or high school areas, or in M-1 or M-2 zones. In these cases, no fences shall exceed a height of 3.5 metres.



4.11 FLOOD MANAGEMENT PROVISIONS

Flood management provisions which apply to the Village of Chase are set out in Schedule “B.”

4.12 RIPARIAN AREAS REGULATION

Riparian areas regulation which apply to the Village of Chase are set out in Schedule “C”.

4.13 OFF-STREET PARKING AND LOADING

4.13.1 Application of Regulations

Space for the off-street parking and loading of motor vehicles in respect to a use permitted under this bylaw shall be provided and maintained in accordance with the regulations of this section. Ministry of Transportation and Highways requirements may be appropriate to those developments requiring approval pursuant to section 52 of the *Transportation Act (SBC 2004)*.

4.13.2 Exemption of Existing Buildings from Parking and Loading Requirements

The regulations contained in this section shall not apply to buildings, structures and uses existing on the effective date of this bylaw except that:

- a. Off-street parking and loading shall be provided and maintained in accordance with this section for any addition to any existing building and structure or any change or addition to such existing use; and,
- b. Off-street parking and loading provided prior to the adoption of this bylaw shall not be reduced below the applicable off-street parking requirements of this section.

4.13.3 Number of spaces

- a. The number of off-street parking spaces for motor vehicles required for any use is calculated according to Table 1 of this bylaw in which column I classifies the types of uses and column II sets out the number of required off-street parking spaces that are to be provided for each use in column I.

- b. The number of off-street loading spaces for motor vehicles required for any use is calculated according to Table 2 of this bylaw in which column I classifies the types of uses and column II sets out the number of required off-street loading spaces that are to be provided for each use in column I.
- c. In respect of a use permitted under this bylaw which is not specifically referred to in column I of tables 1 and 2 the number of off-street parking and loading spaces is calculated on the basis of the requirements for a similar use that is listed in Table 1 and Table 2.
- d. Where the calculation of the required off-street parking and loading spaces results in a fraction, one parking or loading space shall be provided in respect of the fraction.
- e. Where seating accommodation is the basis for a unit of measurement under this section and consists of benches, pews, booths or similar seating accommodation each 0.5 metres of width of such seating shall be deemed to be one seat.
- f. Where more than one use is located on a parcel the total number of parking and loading spaces to be required shall be the sum total of the requirements for each use.
- g. Where more than one use is located in a building the total number of parking or loading spaces to be required may recognize the mixed use and determine the number of spaces required based on the various portions of the building dedicated to each use.

4.13.4 Location

- a. Except for uses in the C-2 zone, off-street parking spaces shall be located on the same parcel as they serve.
- b. In the C-2 zone off-street parking spaces may be located on another parcel, within 125 metres of the building, provided that legal assurances are established to ensure that the parcel is used only for

parking serving the building or use.

- c. Off-street loading spaces shall be located on the same parcel as the use they serve, but not within the required front or side setback area.

4.13.5 Standard

- a. Each off-street parking space required by this bylaw shall not be less than 2.6 metres in width, 5.5 metres in length and 2.2 metres in height.
- b. Each off-street loading space required by this bylaw shall not be less than 2.6 metres in width, 9 metres in length and 3.5 metres in height.
- c. Adequate provision shall be made for individual entry or exit by vehicles to all parking spaces at all times by means of unobstructed manoeuvring aisles, having widths not less than:
 - i. 7.3 metres where parking spaces are located at 90 degrees to the manoeuvring aisle providing access to the space;
 - ii. 5.5 metres where parking spaces are located at 60 degrees to the manoeuvring aisle providing access to the space; and,
 - iii. 3.7 metres where the parking spaces are located at 45 degrees to the manoeuvring aisle providing access to the space.
- d. All parking and loading areas shall be provided with adequate curbs in order to retain all vehicles within such permitted parking areas, and to ensure that required fences, walls, hedges or landscaped areas, as well as any buildings, will be protected from parked vehicles.
- e. All parking areas for more than four vehicles and all loading areas shall be surfaced with asphalt, concrete or similar pavement so as to provide a surface that is durable and dust-free and shall be graded and drained as to properly dispose of all surface water

4.13.6 Location and Siting of Parking Facilities

- a. No parking area in a non-residential zone shall be located within a required front setback, except that in a C-3, C-4 or M zone, where parking may be located in a required front setback provided that any parking area shall be separated from an adjoining street by a fully landscaped strip of not less than 2 metres in width.

- b. No parking area shall be located within the following required setbacks:
 - i. A side setback which adjoins a side street on a corner parcel in an R-2 or R-3 zone;

 - ii. A side setback in a C-1, C-2, C-3, C-4, C-5 or C-6 zone which is separated by a street from a parcel in an R-1, R-1A, R-2, R-2A, R-3, R-4 or R-5 zone; and,

 - iii. Any yard (front, side or back) in an M-1 or M-2 zone which abuts a parcel in an R-1, R-1A, R-2, R-2A, R-3, R-4 or R-5 zone or is separated by a street or lane there from.

- c. For residential buildings the parking facilities for all residents shall be wholly provided on the same parcel as the building to be served.

4.13.7 Handicapped Parking

Handicapped parking shall be provided in accordance with provisions of the B.C. Building Code.

TABLE 1: Required Off-Street Parking Spaces

Column I	Column II
Use	Parking Requirements
Residential	
Single and two family dwelling	2 per dwelling unit
Multiple family dwelling	1.5 per dwelling unit plus 0.5 per dwelling unit for communal or visitor parking
Secondary suite	1 per suite in addition to spaces required for the principal dwelling unit
Home-based business	1 space in addition to the spaces required for the principal dwelling unit
Short-Term Rental	1 space per two guest rooms in addition to spaces required for the principal dwelling unit
Mobile home	1 per dwelling unit and 1 additional space for every 2 dwelling units in a mobile home park
Institutional and Recreational	
Civic uses	1 per 50 m ² of Gross Floor Area
Recreation building, ice rink, arena, gymnasium, and indoor swimming pool	1 per 25 m ² of Gross Floor Area
Assembly Uses (public or religious, etc.)	5 per 100 m ² * <i>Site Specific – See below</i>
Hospital	2 per bed
Elementary and junior secondary school	2 per classroom
Senior secondary school	5 per classroom
Post-secondary school	10 per classroom
Congregate Care Home	1 per 2 patient beds
Community Care Facility	1 per activity room

Column I	Column II
Use	Parking Requirements
Private Hospital	1 per 3 patient beds
Day Care Centre	1 per 10 patrons, plus 1 per 2 employees

Commercial

All uses in a Commercial zone, except as listed below	3 per 100 m ² of Gross Floor Area
All commercial uses combined in a shopping centre in any zone, except as listed below	1 per 50 m ² of Gross Leasable Area
All uses in the Downtown Comprehensive zone, except as listed below	1 per 50 m ² of Gross Floor Area
Medical or dental offices and clinics	1 per 25 m ² of Gross Floor Area
Furniture, appliance, automobile and boat sales	1 per 70 m ² of Gross Floor Area
Restaurant and bar	1 per 10 m ² of gross floor area
Hotel	1 per 2 sleeping units plus 1 per 10 m ² of Gross Floor Area used for restaurant or bar
Motel	1 per sleeping unit
Theatre	1 per 10 seats
Bowling Alley	2 per alley
Campground	1 space per campsite plus 1 additional space for every 4 campsites

Column I	Column II
Use	Parking Requirements
Industrial	
All uses in an industrial zone, except as listed below	1.5 per 100 m ² of Gross Floor Area
Manufacturing Use	1 per 100 m ² of Gross Floor Area or 1 per 2 employees on duty, whichever is the greater
Warehousing Use	1 per 100 m ² of Gross Floor Area or 1 per 2 employees on duty, whichever is the greater

*Off-Street Parking Requirements – Site Specific

In Assembly Uses (public or religious, etc.) the following sites only are permitted to provide the required off-street parking at the rate of one parking space for each five seats (1 per 5 seats):

- (a) 261 Shuswap Avenue (Lot 32, DL 517 KDYD, Plan 30232) as per Bylaw 515.
- (b) 269 Shuswap Avenue (Lot 1, DL 517 KDYD, Plan 26419) as per Bylaw 623.

In Commercial Uses, the following sites are permitted to provide the required off-site street parking at the rate of one parking space per 100 square metres of gross floor area:

- (a) 617 Shuswap Avenue (Lot A, DL 517 KDYD, Plan KAP88844) as per Bylaw 716

TABLE 2: Required Off-Street Loading Spaces

Column I	Column II
Use	Parking Requirements
<p>All retail stores, businesses, industries, warehouses or similar uses with a floor area:</p> <ul style="list-style-type: none"> • less than 465 m² 1 • 465 m² to 2,300 m² 2 • greater than 2,300 m² 3 	
<p>All office buildings, places of public assembly, hospitals, institutions, hotels, clubs, lodges, auditoriums, public utilities, schools or similar uses with a floor area:</p> <ul style="list-style-type: none"> • less than 2,800 m² 1 • greater than 2,800 m² 2 	

In Commercial Uses, the following sites are permitted to provide the required off-site street loading at the rate of one loading space per 465 m² to 2,300 m² metres of gross floor area:

- (a) 617 Shuswap Avenue (Lot A, DL 517 KDYD, Plan KAP88844) as per Bylaw 716

SECTION 5 – ESTABLISHMENT OF ZONES

5.1 ESTABLISHMENT OF ZONES

The area within the boundaries of the Village of Chase shall be divided into the zones identified in column I and described in column II of Table 3.

TABLE 3: Establishment of Zones

Column I	Column II
Zones	Title Elaboration
AR-1	Agriculture
AR-2	Rural
AR-3	Agricultural Rural - Residential
R-1	Low Density Residential
R-1A	Low Density Small Lot Residential
R-1SS	Low Density Residential Secondary Suite
R-2	Medium Density Residential
R-2A	Limited Medium Density Residential
R-3	High Density Residential
R-3A	Institutional Residential
R-4	Mobile Home Residential
R-5	Recreational Residential
CD-A	Comprehensive Residential
CD-C	Comprehensive Residential
C-1	General Commercial
C-2	Downtown Comprehensive Development
C-3	Service Commercial
C-4	Highway Commercial
C-5	Recreation Commercial
C-6	Local Commercial
C-7	Shopping Centre Commercial
C-8	Campground Commercial

M-1	Light Industrial
M-2	General Industrial
M-3	Resource/Heavy Industrial
P-1	Parks and Recreation
P-2	Public and Quasi-Public

5.2 ZONE TITLE

The correct name of each zone provided for in this bylaw is set out in column I of Table 3 in section 5.1 and the inclusion of the names contained in Column II of Table 3 in section 5.1 is for convenience only.

5.3 LOCATION OF ZONES

The location of each zone is established on schedule A, the Zoning Map of this bylaw which is attached hereto and forms part of this bylaw.

5.4 ZONE BOUNDARIES

Where a zone boundary is shown on schedule A, the Zoning Map, as following a road or rail right-of-way or water course, the centreline of the right-of-way or watercourse shall be the zone boundary.

Where the zone boundary does not follow a legally defined line, and where the distances are not specifically indicated, the location of the zoning boundary shall be determined by scaling from the Zoning Map.

SECTION 6 – ZONING REGULATIONS

AR-1 AGRICULTURE

6.1 INTENT

The purpose of this zone is to identify lands that are within the Agricultural Land Reserve and to protect and enhance agricultural operations and other compatible land uses.

6.2 PERMITTED USES

The following uses and no others are permitted in the AR-1 zone:

- single family dwelling
- mobile home (subject to condition)
- home occupation
- agricultural use
- accessory use

6.3 REGULATIONS

On a parcel located in an area zoned as AR-1, no building or structure shall be constructed, located or altered, and no plan of subdivision approved which contravenes the regulations set out in the table below in which column I sets out the matter to be regulated and column II sets out the regulations.

Column I	Column II
Minimum setback:	
front parcel line	9 m
rear parcel line	9 m
interior side parcel line	3 m
exterior side parcel line	9 m
Minimum parcel area	
	2 ha

6.4 CONDITIONS OF USE

6.4.1 A Mobile Home may be placed on concrete pads with blocking or with a permanent foundation.

AR-2 RURAL**6.5 INTENT**

The purpose of this zone is to identify lands which, by reason of their resource potential, predominantly large parcels, general arability, isolation from urban development or freedom from hazardous conditions, are suited for agricultural, resource, recreational or low density rural uses.

6.6 PERMITTED USES

The following uses and no others are permitted in the AR-2 zone:

- single family dwelling
- mobile home (subject to condition)
- home occupation
- agricultural use
- park, playground, campsite and recreation facility
- school, library, church, hospital, golf course and community recreation and cultural facility
- public utility
- accessory use

6.7 REGULATIONS

On a parcel located in an area zoned as AR-2, no building or structure shall be constructed, located or altered, and no plan of subdivision approved which contravenes the regulations set out in the table below in which column I sets out the matter to be regulated and column II sets out the regulations.

Column I	Column II
Maximum number of single family dwellings	1 per parcel
Minimum setback:	
front parcel line	9 m
rear parcel line	9 m
interior side parcel line	3 m
exterior side parcel line	9 m
Minimum parcel area	1 ha
Minimum parcel frontage	45 m

6.8 CONDITIONS OF USE

6.8.1 A Mobile Home may be placed on concrete pads with blocking or with a permanent foundation.

AR-3 AGRICULTURAL RURAL - RESIDENTIAL

6.9 INTENT

The purpose of this zone is to identify lands which, by reasons of adequate drainage, sufficient supply of potable water, adequate sewage disposal system, proximity to urban services and freedom from hazardous conditions, are suited for low-density residential and limited agricultural uses.

6.10 PERMITTED USES

The following uses and no others are permitted in the AR-3 zone:

- single family dwelling
- accessory use including home occupation
- the keeping of a maximum 12 pigeons or 12 poultry, and a maximum of 1 horse or 1 cow or 1 sheep or 1 goat per 1500 m² of lot area
- kennel, in conjunction with residential use – maximum 3 dogs

6.11 REGULATIONS

On a parcel located in an area zoned as AR-3, no building or structure shall be constructed, located or altered, and no plan of subdivision approved which contravenes the regulations set out in the table below in which column I sets out the matter to be regulated and column II sets out the regulations.

Column I	Column II
Maximum number of single family dwellings	1 per parcel
Minimum setback of principal building from:	
front parcel line	6 m
rear parcel line	6 m
interior side parcel line	3 m
exterior side parcel line	6 m

Minimum setback of accessory use building from:

front parcel line	6 m
rear parcel line	6 m
interior side parcel line	3 m
exterior side parcel line	6 m

Minimum parcel area 1,500 m²

Minimum parcel frontage 25 m

Maximum building height for:

principal building	9 m
accessory use building	10 m

Maximum floor area for accessory use building 180 m²

R-1 LOW DENSITY RESIDENTIAL

6.12 INTENT

The purpose of this zone is to accommodate single family residential development and accessory uses on urban lots designated as “residential” in the Official Community Plan.

6.13 PERMITTED USES

The following uses and no others are permitted in the R-1 zone:

- single family dwelling
- home occupation
- park or playground
- bed and breakfast
- accessory use

6.14 REGULATIONS

On a parcel located in an area zoned as R-1, no building or structure shall be constructed, located or altered, and no plan of subdivision approved which contravenes the regulations set out in the table below in which column I sets out the matter to be regulated and column II sets out the regulations.

Column I	Column II
Maximum number of single family dwellings	1 per parcel
Minimum setback of principal building from:	
front parcel line	6 m.
rear parcel line	6 m.
interior side parcel line	1.5 m.
exterior side parcel line	3 m.
Minimum setback of accessory use building from:	
front parcel line	6 m.
rear parcel line	1.5 m.
interior side parcel line	1.5 m.
exterior side parcel line	3 m.
Minimum parcel area	550 m. ² * <i>Site Specific – See Below</i>
Minimum parcel frontage	15 m.
Maximum building height for:	
principal building	9 m.
accessory use building	5 m.
Minimum single family dwelling width	6 m.
Maximum floor area for accessory use building	65 m. ²

*Minimum Parcel Area – Site Specific

For the following site only, the required minimum parcel area is 464.5 m.2:

- (a) 237 Pine Street (Parcel Z, DL 517 KDYD, Plan 3479) as per Bylaw 578.

R-1A LOW DENSITY SMALL LOT RESIDENTIAL**6.15 INTENT**

The purpose of this zone is to accommodate single family residential development on small lots of at least 370 m² in area that are currently or will in the near future be serviced by approved community water and sanitary sewer systems.

6.16 PERMITTED USES

The following uses and no others are permitted in the R-1A zone:

- single family dwelling
- park or playground
- accessory use
- home occupation

6.17 REGULATIONS

On a parcel located in an area zoned as R-1A, no building or structure shall be constructed, located or altered, and no plan of subdivision approved which contravenes the regulations set out in the table below in which column I sets out the matter to be regulated and column II sets out the regulations.

Column I	Column II
Maximum number of single family dwellings	1 per parcel
Minimum setback of principal building from:	
front parcel line	4.5 m.
rear parcel line	4.5 m.
interior side parcel line	1.5 m.
exterior side parcel line	1.5 m.
Minimum setback of accessory use building from:	
front parcel line	4.5 m.
rear parcel line	1.5 m.
interior side parcel line	1.5 m.
exterior side parcel line	1.5 m.

Minimum parcel area	370 m. ²
<hr/>	
Minimum parcel frontage	11 m.
<hr/>	
Maximum building height for:	
principal building	9 m.
accessory use building	5 m.
<hr/>	
Minimum single family dwelling width	6 m.
<hr/>	
Maximum floor area for accessory use building	65 m. ²
<hr/>	

R-1SS LOW DENSITY RESIDENTIAL SECONDARY SUITE**6.18 INTENT**

The purpose of this zone is to accommodate single family residential development with secondary suites on urban lots that are currently or will in the near future be serviced by approved community water and sanitary sewer systems.

6.19 PERMITTED USES

The following uses and no others are permitted in the R-1SS zone:

- single family dwelling
- single family dwelling with secondary suite
- park or playground
- accessory use
- home occupation

6.20 REGULATIONS

On a parcel located in an area zoned as R-1SS, no building or structure shall be constructed, located or altered, and no plan of subdivision approved which contravenes the regulations set out in the table below in which column I sets out the matter to be regulated and column II sets out the regulations.

Column I	Column II
Maximum number of single family dwellings	2 per parcel
Minimum setback of principal building from:	
front parcel line	6 m.
rear parcel line	6 m.
interior side parcel line	1.5 m.
exterior side parcel line	3 m.
Minimum setback of accessory use building from:	
front parcel line	6 m.
rear parcel line	1.5 m.
interior side parcel line	1.5 m.
exterior side parcel line	3 m.
Minimum parcel area	550 m ²
Minimum parcel frontage	15 m.
Maximum building height for:	
principal building	9 m.
accessory use building	5 m.
Minimum single family dwelling width	6 m.
Maximum secondary suite size	90 m. ²
Maximum floor area for accessory use building	65 m. ²

R-2 MEDIUM DENSITY RESIDENTIAL**6.21 INTENT**

The purpose of this zone is to accommodate single family and multi-family residential development with limited bed & breakfast accommodations on areas that are suitably located near the central business area on lots which are fully serviced by municipal water, sanitary sewer and paved highways.

6.22 PERMITTED USES

The following uses and no others are permitted in the R-2 zone:

- single family dwelling
- two family dwelling
- multiple family dwelling
- bed and breakfast
- accessory use
- home occupation

6.23 REGULATIONS

On a parcel located in an area zoned as R-2, no building or structure shall be constructed, located or altered, and no plan of subdivision approved which contravenes the regulations set out in the table below in which column I sets out the matter to be regulated and column II sets out the regulations.

Column I	Column II
Maximum number of single family dwellings	1 per parcel
Minimum setback of principal building from:	
front parcel line	6 m.
rear parcel line	6 m.
interior side parcel line	1.5 m.
exterior side parcel line	3 m.
Minimum setback of accessory use buildings from:	
front parcel line	6 m.
rear parcel line	1.5 m.
interior side parcel line	1.5 m.
exterior side parcel line	3 m.
Minimum parcel area for:	
single family dwelling	400 m. ²
two family dwelling	550 m. ²
multiple family dwelling	1,000 m. ²
Minimum parcel frontage for:	
single family dwelling	12 m.
two family dwelling	15 m.
multiple family dwelling	20 m.
Maximum building height for:	
principal building	9 m.
accessory use building	5 m.
Minimum single family dwelling width	6 m.
Maximum density	35 dwelling units per ha.

* Site Specific – See Below

Maximum floor area for accessory use building	65 m. ²
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* Site Specific

- (a) For 417 Cottonwood Street (Lots 4 and 5, DL 517 KDYD, Plan 17158), the maximum number of dwelling units permitted thereon is seven (7).
- (b) For 413 Cottonwood Street (Lot A, DL 517, KDYD, Plan 27085 as shown on Plan B12499), the maximum number of dwelling units permitted thereon is four (4). (Amending Bylaw No. 811)
- (c) For 213 Bell Street (LOT 21 DISTRICT LOT 517 KAMLOOPS DIVISION YALE DISTRICT PLAN 6240), “Mobile Vending” is a permitted use as a home occupation notwithstanding Section 4.7.1.c. (Amending Bylaw No. 834)

6.24 CONDITIONS OF USE

Special Setback Provisions:

6.24.1 Two Family Dwelling

Where a common wall is shared between two dwelling units on two separate parcels, the minimum setback of the principal building from the interior side parcel line is zero metres (0 m.).

6.24.2 Multiple Family Dwelling

The minimum setback from an interior side parcel line for a multiple family dwelling shall be 3 metres. The minimum setback from an exterior side parcel line for a multiple family dwelling shall be 4.5 metres.

R-2A LIMITED MEDIUM DENSITY RESIDENTIAL**6.25 INTENT**

The purpose of this zone is to accommodate single family and multi-family residential development on areas that are suitably located near the central business area on lots which are fully serviced by municipal water, sanitary sewer and paved highways.

6.26 PERMITTED USES

The following uses and no others are permitted in the R-2A zone:

- single family dwelling
- two family dwelling
- multiple family dwelling
- accessory use
- home occupation

6.27 REGULATIONS

On a parcel located in an area zoned as R-2A, no building or structure shall be constructed, located or altered, and no plan of subdivision approved which contravenes the regulations set out in the table below in which column I sets out the matter to be regulated and column II sets out the regulations.

Column I	Column II
Maximum number of single family dwellings	1 per parcel
Minimum setback of principal building from:	
front parcel line	6 m.
rear parcel line	6 m.
interior side parcel line	1.5 m.
exterior side parcel line	3 m.

Minimum setback of accessory use buildings from:

front parcel line	6 m.
rear parcel line	1.5 m.
interior side parcel line	1.5 m.
exterior side parcel line	3 m.

Minimum parcel area for:

single family dwelling	400 m. ²
two family dwelling	550 m. ²
multiple family dwelling	6,070 m. ²

Minimum parcel frontage for:

single family dwelling	12 m.
two family dwelling	15 m.
multiple family dwelling	35 m.

Maximum building height for:

principal building	9 m.
accessory use building	5 m.

Minimum single family dwelling width 6 m.

Maximum density 35 dwelling units per ha.

Maximum floor area for accessory use building 65 m.²

6.28 CONDITIONS OF USE**6.28.1 Special Setback Provisions for Multiple Family Dwelling**

The minimum setback from an interior side parcel line for a multiple family dwelling shall be 3 metres. The minimum setback from an exterior side parcel line for a multiple family dwelling shall be 4.5 metres.

R-3 HIGH DENSITY RESIDENTIAL

6.29 INTENT

The purpose of this zone is to accommodate multiple family residential developments in areas that are suitably located near the central business area on lots which are fully serviced by municipal water, sanitary sewer and paved highways.

6.30 PERMITTED USES

The following uses and no others are permitted in the R-3 zone:

- two family dwelling
- multiple family dwelling
- accessory use
- home occupation

6.31 REGULATIONS

On a parcel located in an area zoned as R-3, no building or structure shall be constructed, located or altered, and no plan of subdivision approved which contravenes the regulations set out in the table below in which column I sets out the matter to be regulated and column II sets out the regulations.

Column I	Column II
Minimum setback of principal building from:	
front parcel line	6 m.
rear parcel line	6 m.
interior side parcel line	3 m.
exterior side parcel line	4.5 m.
Minimum setback of accessory use buildings from:	
front parcel line	6 m.
rear parcel line	1.5 m.
interior side parcel line	1.5 m.

exterior side parcel line	4.5 m.
Minimum parcel area for:	
two family dwelling	550 m. ²
multiple family dwelling	1,000 m. ²
Minimum parcel frontage for:	
two family dwelling	15 m.
multiple family dwelling	20 m.
Maximum building height for:	
principal building	12 m.
accessory use building	5 m.
Maximum density	70 dwelling units per ha.
Maximum floor area for accessory use building	65 m. ²

6.32 CONDITIONS OF USE

6.32.1 Special Setback Provisions for Two Family Dwelling

- a. The minimum setback from an interior side parcel line for a two family dwelling shall be 1.5 metres. The minimum setback from an exterior side parcel line for a two family dwelling shall be 3 metres.

- b. Where a common wall is shared between two dwelling units on two separate parcels, the minimum setback of the principal building from the interior side parcel line is zero metres (0 m.).

R-3A INSTITUTIONAL RESIDENTIAL**6.33 INTENT**

The intent of the R-3A zoning district is to accommodate a range of residential options that will permit residents to age in place. These residential options will be of an institutional nature specifically intended for the elderly and will not include other forms of independent living, whether it be low medium or high density, which would be more appropriately suited under another zoning district. Increasing healthcare needs may see a facility evolve from congregate care use to a licensed community care facility or private hospital.

6.34 PERMITTED USES

The following uses and no others are permitted in the R-3 zone:

- congregate care home
- community care facility
- private hospital
- home occupation
- personal service establishment in association with congregate care home, community care facility or private hospital
- professional office in association with congregate care home, community care facility or private hospital

6.35 REGULATIONS

On a parcel located in an area zoned as R-3A, no building or structure shall be constructed, located or altered, and no plan of subdivision approved which contravenes the regulations set out in the table below in which column I sets out the matter to be regulated and column II sets out the regulations.

Column I	Column II
Minimum setback of principal building from:	
front parcel line	6 m.
rear parcel line	6 m.
interior side parcel line	3 m.
exterior side parcel line	4.5 m.

R-3A

Minimum parcel area	1,000 m. ²
Minimum parcel frontage	20 m.
Maximum building height	14 m.
Maximum density	148 dwelling units per ha.

R-4 MOBILE HOME RESIDENTIAL

6.36 INTENT

The purpose of this zone is to accommodate a high standard of mobile home park development in appropriate locations.

6.37 PERMITTED USES

The following uses and no others are permitted in the R-4 zone:

- single family dwelling
- mobile home (subject to conditions)
- accessory use
- home occupation

6.38 REGULATIONS * *Site Specific – See Below*

On a parcel located in an area zoned as R-4, no building or structure shall be constructed, located or altered, and no plan of subdivision approved which contravenes the regulations set out in the table below in which column I sets out the matter to be regulated and column II sets out the regulations.

Column I	Column II
Maximum number of single family dwellings	1 per parcel
Minimum setback of principal building from:	
front parcel line	5 m.
rear parcel line	3 m.
side parcel line	1.5 m.
Minimum setback of accessory use buildings from:	
front parcel line	5 m.
rear parcel line	3 m.
side parcel line	1.5 m.
Minimum parcel area	465 m. ²

Column I	Column II
Minimum parcel frontage	12 m.
Maximum height for accessory use building	2.4 m.
Maximum floor area for addition to principal building	65 m. ²
Maximum floor area for accessory use building	10 m. ²

***Regulations – Site Specific**

For the following sites only, regulations are different than those above, as described below:

- (a) For 755, 759, 763,767, 771 and 775 Cedar Avenue (Lot A, DL 517, KDYD, Plan KAP57392): Minimum setback of principal building from front parcel line is 7m; Minimum setback of principal building from rear parcel line is 4.5m; Minimum setback of accessory use building from front parcel line is 7m; Minimum setback of accessory use building from rear parcel line is 4.5m; Minimum Parcel Frontage is 11.3m; Maximum floor area for addition to principal building shall not exceed floor area of principle building; Maximum height of accessory use building is 5m.
- (b) For 1033 First Avenue (Lot 17, Block T, DL 517, KDYD, Plan 794): Minimum Parcel Area is 292 m²; Minimum Parcel Frontage is 9.14m; Maximum floor area for addition to principal building must not exceed 25% of the floor area of the principle building.
- (c) For 1030 and 1034 Hillside Avenue (Lots 6 and 7, Block T, DL 517, KDYD, Plan 794):Minimum Parcel Area is 292 m²; Minimum Parcel Frontage is 9.14m; Maximum floor area for addition to principal building must not exceed 25% of the floor area of the principle building.
- (d) For 504 Pine Street (Lot 1, Plan 17489, DL 517, KDYD), the maximum number of single family dwellings is three. (Amending Bylaw No. 776)

6.39 CONDITIONS OF USE

6.39.1 A Mobile Home may be placed on concrete pads with blocking or with a permanent foundation.

6.39.2 All mobile home parks shall be designed, approved and developed in accordance with the Village of Chase Mobile Home Parks Bylaw No. 162, 1977 and amendments thereto.

R-5 RECREATIONAL RESIDENTIAL

6.40 INTENT

The purpose of this zone is to accommodate seasonal, semi-permanent residential developments, including strata campgrounds, in conjunction with recreational opportunities.

6.41 PERMITTED USES

The following uses and no others are permitted in the R-5 zone:

- multiple family dwelling
- restaurant or confectionery excluding drive-in and fast food restaurant
- recreation facility
- retail sale or rental of recreation oriented supplies and equipment excluding motor homes, trailers or other large recreation vehicles.
- accessory use
- home occupation

6.42 REGULATIONS

On a parcel located in an area zoned as R-5, no building or structure shall be constructed, located or altered, and no plan of subdivision approved which contravenes the regulations set out in the table below in which column I sets out the matter to be regulated and column II sets out the regulations.

Column I	Column II
Maximum number of single family dwellings	1 per parcel
Minimum setback of principal building from:	
front parcel line	6 m.
rear parcel line	6 m.
interior side parcel line	3 m.

Column I	Column II
exterior side parcel line	4.5 m.
Minimum setback of accessory use buildings from:	
front parcel line	6 m.
rear parcel line	1.5 m.
interior side parcel line	1.5 m.
exterior side parcel line	4.5 m.
Minimum parcel area for multiple family dwelling	1,000 m. ²
Minimum parcel frontage for multiple family dwelling	20 m.
Maximum building height for:	
principal building	9 m.
accessory use building	5 m.
Maximum density	35 dwelling units per ha.
Maximum floor area for accessory use building	65 m. ²

CD-A COMPREHENSIVE RESIDENTIAL**6.43 INTENT**

The principal purpose of this zone is to accommodate the placement of Park Model Mobile Homes or Manufactured Homes to be used as single family dwellings on a permanent or seasonal basis and to allow for the parking of Recreational Vehicles on developed lots. This zone can also accommodate multiple family residential development in buildings up to 12 storeys.

6.44 PERMITTED USES

The following uses and no others are permitted in the CD-A zone:

- two family dwelling
- multiple family dwelling
- park model mobile home
- manufactured home
- home occupation
- accessory use

6.45 REGULATIONS

On a parcel located in an area zoned as CD-A, no building or structure shall be constructed, located or altered, and no plan of subdivision approved which contravenes the regulations set out in the table below in which column I sets out the matter to be regulated and column II sets out the regulations.

Column I	Column II
Minimum setback of principal building from:	
front parcel line	6 m.
rear parcel line	6 m.
interior side parcel line	3 m.
exterior side parcel line	4.5 m.

Minimum setback of accessory use buildings from:

front parcel line	6 m.
rear parcel line	1.5 m.
interior side parcel line	1.5 m.
exterior side parcel line	4.5 m.

Minimum parcel area for:

two family dwelling	550 m. ²
multiple family dwelling	1,000 m. ²

Minimum parcel frontage for:

two family dwelling	15 m.
multiple family dwelling	20 m.

Maximum building height for:

principal building	38 m. or 12 storeys, whichever is less
park model mobile home	1 storey
accessory use building	7.5 m. or 2 storeys, whichever is less

Maximum density 220 units/3.7ha.

Maximum floor area for accessory use building 65 m.²

CD-C COMPREHENSIVE RESIDENTIAL**6.46 INTENT**

The purpose of this zone is to accommodate comprehensive options for residential housing.

6.47 PERMITTED USES

The following uses and no others are permitted in the CD-C zone:

- single family dwelling
- two family dwelling
- townhouse
- multiple family dwelling
- home occupation
- accessory use
- park or playground

6.48 REGULATIONS

On a parcel located in an area zoned as CD-C, no building or structure shall be constructed, located or altered, and no plan of subdivision approved which contravenes the regulations set out in the table below in which column I sets out the matter to be regulated and column II sets out the regulations.

Column I	Column II
Maximum number of single family dwellings	1 per parcel

Minimum setbacks of a single family dwelling from:

front parcel line	4.5 m.
rear parcel line	4.5 m.
interior side parcel line	1.5 m.
exterior side parcel line	1.5 m.

Minimum setback of principal building other than single family dwelling from:

front parcel line	6 m.
rear parcel line	6 m.
interior side parcel line	3 m.
exterior side parcel line	4.5 m.

Minimum setback of accessory use building when the principle building is not a single family dwelling:

front parcel line	6 m.
rear parcel line	1.5 m.
interior side parcel line	1.5 m.
exterior side parcel line	4.5 m.

Minimum setback of accessory use building when the principle building is a single family dwelling:

front parcel line	4.5 m.
rear parcel line	1.5 m.
interior side parcel line	1.5 m.
exterior side parcel line	1.5 m.

Minimum parcel frontage for:

Single family dwelling	15 m.
two family dwelling	15 m.
multiple family dwelling	20 m.

Minimum parcel area:	
Single family dwelling	450 m. ²
two family dwelling	550 m. ²
multiple family dwelling	1,000 m. ²

Maximum building height for:	
single family dwelling	8.8m or 1.5 storeys whichever is less
townhouse	4 storeys
principal building other than single family dwelling or townhouse	12 m.

Maximum building height for:	
accessory use building	6.1m or 1 storey, whichever is less

Maximum density for single family dwelling	Floor Area Ratio shall not exceed 0.5 of the parcel
Maximum density other than single family dwelling	70 dwelling units per ha.

Minimum single family dwelling width	6 m.
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Maximum floor area for accessory use building	65 m. ²
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C-1 GENERAL COMMERCIAL

6.49 INTENT

The purpose of this zone is to accommodate a wide range of commercial uses within the urban area as designated “commercial” by the Official Community Plan.

6.50 PERMITTED USES

The following uses and no others are permitted in the C-1 zone:

- bar
- bank
- business and professional office
- restaurant
- neighbourhood pub
- hotel and motel
- personal service establishment
- retail store
- shopping centre
- community care facility including daycare
- dwelling unit in combination with the commercial use
- park (Amending Bylaw No. 711)
- accessory use

6.51 REGULATIONS

On a parcel located in an area zoned as C-1, no building or structure shall be constructed, located or altered, and no plan of subdivision approved which contravenes the regulations set out in the table below in which column I sets out the matter to be regulated and column II sets out the regulations.

Column I	Column II
Maximum number of single family dwellings	1 per parcel
Minimum setback of principal building from: front parcel line	3 m

rear parcel line	3 m
Minimum parcel area	550 m ²
Minimum parcel frontage	15 m
Maximum building height for:	
principal building	9 m
accessory use building	3 m
Maximum floor area for accessory use building	10 m ²

C-2 DOWNTOWN COMPREHENSIVE DEVELOPMENT**6.52 INTENT**

The purpose of this zone is to accommodate a range of commercial, residential and public facility use in the village core as designated by the Official Community Plan.

6.53 PERMITTED USES

The following uses and no others are permitted in the C-2 zone:

- bank
- business and professional office
- restaurant
- neighbourhood pub
- nightclub/cabaret
- club or lodge
- commercial school
- community care facility including day care
- funeral parlour
- health service centre and clinic
- veterinary clinic
- hotel
- personal service establishment
- public assembly and entertainment use excluding drive-in theatre
- public transportation depot including taxi dispatch office
- retail sale of new automobile parts and accessories
- retail store
- shopping centre
- church and other places of worship
- fire hall
- library
- municipal, provincial or federal government office
- public utility
- police station
- post office
- single family dwelling

- multiple family dwelling
- dwelling unit in combination with commercial use
- park (Amending Bylaw No. 711)
- cannabis retail (Amending Bylaw No. 860)
- accessory use

6.54 REGULATIONS * *Site Specific – See Below*

On a parcel located in an area zoned as C-2, no building or structure shall be constructed, located or altered, and no plan of subdivision approved which contravenes the regulations set out in the table below in which column I sets out the matter to be regulated and column II sets out the regulations.

Column I	Column II
Maximum number of single family dwellings	1 per parcel
Minimum setback of principal building from rear parcel line	3 m.
Minimum parcel area	550 m. ²
Minimum parcel frontage	15 m.
Maximum building height	12 m.
Maximum floor area for accessory use building	10 m. ²

* Regulations – Site Specific

For the following site only, regulations are different than those above, as described below:

- (a) For 625/629 Shuswap Avenue (Lot 2, Block B, DL 517, KDYD, Plan 3927) as per Bylaw 611, the minimum parcel area is 370 m.2 and the minimum parcel frontage is 12 m.
- (b) For 709 Sicamous Avenue (Lots 1, 2 and 3, Block J, DL 517, KDYD, Plan 514) as per Bylaw 660, the minimum parcel area is 455 m.2, the minimum parcel frontage is 13.5 m., and the maximum floor area for an accessory use building is 30 m.2.

6.55 CONDITIONS OF USE

6.55.1 Special Provisions for Dwelling Units in Combination with Commercial Uses

Special provisions for dwelling units in combination with commercial uses permitted in the C-2 zone are set out below:

- The dwelling unit shall be located within the principal building
- The dwelling unit shall be located above or behind the commercial use
- There shall be a separate entrance for the dwelling units
- There shall be no more than two dwelling units in combination with the commercial use

6.55.2 Special Setback Provisions for Multiple Family Dwellings

The minimum setbacks from parcel lines for multiple family dwellings in the C-2 zone are set out in the table below in which column I sets out the matter to be regulated and column II sets out the regulations.

Column I	Column II
Minimum setback from:	
front parcel line	3 m.
rear parcel line	6 m.
side parcel line	3 m.

C-3 SERVICE COMMERCIAL**6.56 INTENT**

The purpose of this zone is to accommodate commercial uses of a service-oriented nature which have a repair, maintenance, service or distribution component or are small-scale manufacturing uses. C-3 uses usually are developed with large outdoor areas designated for storage, handling and service of material, goods and equipment.

6.57 PERMITTED USES * SITE SPECIFIC – SEE BELOW

The following uses and no others are permitted in the C-3 zone:

- animal hospital
- auction room
- automobile repair shop, paint shop, body shop
- automobile, boat, trailer and recreation vehicle showroom and sales
- mobile home sales and storage
- restaurant
- business and professional office
- car washing establishment
- commercial nursery and greenhouse
- community care facility including daycare
- delivery and express service
- office, storage building and yard for trade contractor
- service establishment including dry-cleaning and laundry, appliance repair, locksmith, shoe repair, upholstery and similar uses
- public transportation depot
- building supply establishment
- retail sale, rental and repair of tools and small equipment
- tire shop
- retail sale of new automobile parts and accessories
- truck and truck trailer sales, rental and repair establishments
- fuel service station
- recycling depot
- motel
- fire hall and police station

- public utility
- warehouse
- park (Amending Bylaw No. 711)
- vehicle storage yards
- welding shop
- small-scale manufacturing including but not limited to:
 - non-metallic product industries
 - clothing and garment industries
 - electrical product industries
 - leather goods industries
 - wood product industries
 - tent, awning and allied products
 - fabrication industries
- mobile vending (Amending Bylaw No. 834)
- accessory use

*Site Specific

For the following site only, the permitted uses are different than those above, as described below:

- (a) For 125 Shuswap Avenue (Lot 2, DL 517, KDYD, Plan 5030), “machinery, farm implement and heavy equipment sale and repair” is an additional permitted use.
- (b) For 127 Shuswap Avenue (Lot B, DL 517, KDYD, Plan KAP82198) “machinery, farm implement and heavy equipment sale and repair” is an additional permitted use. (Amending Bylaw No. 788)
- (c) For 250 Shuswap Avenue (Lot A, DL 517, KDYD, Plan KAP53387), “vehicle towing business and storage (no automobile wrecking)”, and “dwelling unit for the operator in combination with commercial use” is a permitted use. (Amending Bylaw No. 799)
- (d) For 251 Shuswap Avenue (Rem 32, DL 517, KDYD, Plan 30232), “residential dwelling for business owner/operator in combination with commercial use” is a permitted use. (Amending Bylaw No. 804)
- (e) For 343 Shuswap Avenue (Lot 4, DL 517, KDYD, Plan 4801), “Enclosed self-storage and Recreational Vehicle Storage” and “Single Family Dwelling” is a permitted use. (Amending Bylaw No. 812)
- (e) For 141 Shuswap Avenue (PCL B (DD 149269F and Plan B6910), of that Part of DL 517 shown on Plan B5021, KDYD except Plan H843), “Single Family Residential” is a permitted use. (Amending Bylaw No. 822)

6.58 REGULATIONS

On a parcel located in an area zoned as C-3, no building or structure shall be constructed, located or altered, and no plan of subdivision approved which contravenes the regulations set out in the table below in which column I sets out the matter to be regulated and column II sets out the regulations.

Column I	Column II
Minimum setback from:	
front parcel line	3 m.
rear parcel line	3 m.
Minimum parcel area for:	
motel	1,700 m. ²
all other permitted uses	550 m. ²
Minimum parcel frontage	15 m.
Maximum building height for:	
principal building	12 m.
accessory use building	10 m.
Maximum floor area for accessory use building	10 m. ²

6.59 CONDITIONS OF USE

6.59.1 Special Provisions for Parcels Abutting a Residential Zone

Where a parcel zoned C-3 abuts a parcel in a R-1, R-1A, R-2, R-2A, R-3, R-4 or R-5 zone, the minimum setback from a side parcel line shall be 6 m.

6.59.2 Special Provisions for Fuel Service Stations

- a. Fuel service stations shall comply with the following regulations:
Screening of not less than 1 metre in height shall be provided and properly maintained along any boundary of the parcel which abuts a parcel in a R-1, R-1A, R-2, R-2A, R-3, R-4 or R-5 zone.

- b. Fuel service pumps on pump islands shall be located a minimum of 4.5 metres from any parcel line.
- c. All servicing equipment other than that normally located on a pump island shall be entirely enclosed within a building.

6.59.3 Outdoor Storage and Display Areas

- a. Outdoor storage and display areas shall be permitted in the C-3 zone in accordance with the following regulations:
- b. Outdoor storage shall not be permitted in required front yards.
- c. Any part of a parcel used or intended to be used as an outdoor storage area shall be enclosed by screening consisting of a solid 2.5 metre high fence or wall.
- d. Outdoor display of items for sale or rental shall be permitted within the required front yard.
- e. A front yard used for display of items for sale or rental shall be separated from an adjoining highway by a fully landscaped strip not less than 2 metres in width.
- f. No materials stored in a yard shall exceed the height of the surrounding fence or 2.5 metres.
- g. Outdoor storage of Recreational Vehicles shall not be permitted within 30 (thirty) metres of a front parcel line. (Amending Bylaw No. 690)
- h. None of the permitted uses in this zone are to be interpreted to include Automobile Wrecking Yard.

C-4 HIGHWAY COMMERCIAL

6.60 INTENT

The purpose of this zone is to accommodate a limited range of commercial uses adjacent to major highways which primarily cater to the needs of the travelling public.

6.61 PERMITTED USES

The following uses and no others are permitted in the C-4 zone:

- motel
- restaurant
- commercial campground
- convenience store
- car washing establishment
- fuel service station
- mobile vending (Amending Bylaw No. 834)
- accessory use

6.62 REGULATIONS

On a parcel located in an area zoned as C-4, no building or structure shall be constructed, located or altered, and no plan of subdivision approved which contravenes the regulations set out in the table below in which column I sets out the matter to be regulated and column II sets out the regulations.

Column I	Column II
Minimum setback from:	
front parcel line	4.5 m.
rear parcel line	3 m.
interior side parcel line	3 m.
exterior side parcel line	6 m.

Column I	Column II
Minimum parcel area for:	
motel	1,700 m. ²
drive-in business or car wash	930 m. ²
all other permitted uses	550 m. ²
Minimum parcel frontage	15 m.
Maximum building height for:	
principal building	12 m.
accessory use building	3 m.
Maximum floor area for convenience store	200 m. ²
Maximum floor area for accessory use building	10 m. ²

6.63 CONDITIONS OF USE

6.63.1 Special Provisions for Fuel Service Stations

- a. Fuel service stations shall comply with the following regulations:

- b. Screening of not less than 1 metre in height shall be provided and properly maintained along any boundary of the parcel which abuts a parcel in a R-1, R-1A, R-2, R-2A, R-3, R-4 or R-5 zone.

- c. Fuel service pumps on pump islands shall be located a minimum of 4.5 metres from any parcel line.

- d. All servicing equipment other than that normally located on a pump island shall be entirely enclosed within a building.

6.63.2 Outdoor Storage and Display Areas

- a. Outdoor storage and display areas shall be permitted in the C-4 zone in accordance with the following regulations:
 - i. Outdoor storage shall not be permitted in required front yards.
 - ii. Any part of a parcel used or intended to be used as an outdoor storage area shall be enclosed by screening consisting of a solid 2.5 metre high fence or wall.
 - iii. Outdoor display of items for sale or rental shall be permitted within the required front yard.
 - iv. A front yard used for display of items for sale or rental shall be separated from an adjoining highway by a fully landscaped strip not less than 2 metres in width.
 - v. No materials stored in a yard shall exceed the height of the surrounding fence or 2.5 metres.

C-5 RECREATION COMMERCIAL

6.64 INTENT

The purpose of this zone is to accommodate commercial uses that are oriented towards providing and supporting recreational activities.

6.65 PERMITTED USES

The following uses and no others are permitted in the C-5 zone:

- commercial campground
- golf course
- single family dwelling in combination with campground, resort or golf course use
- park (Amending Bylaw No. 711)
- accessory use

6.65.1 Zone C-5 Maps

The Schedule “A” – Zone C-5 Maps, which are attached to this bylaw, form part of this bylaw.

6.65.2 Restriction of Golf Course and Commercial Campground Uses

On a parcel located in an area zoned as C-5, the portion of the parcel that is suitable for golf course and commercial campground uses may be clearly defined and restricted.

6.65.3 Golf Course Use

That portion of a parcel located in an area zoned as C-5 which is shown as shaded on the Schedule “A” – Zone C-5 Maps may be used for golf course and commercial campground uses.

6.65.4 Restrictions on Commercial Campground Use

That portion of a parcel located in an area zoned as C-5 which is not shown as shaded on the Schedule “A”– Zone C-5 Maps is restricted to golf course use only and may not be used for commercial campground use.

6.66 REGULATIONS

On a parcel located in an area zoned as C-5, no building or structure shall be constructed, located or altered, and no plan of subdivision approved which contravenes the regulations set out in the table below in which column I sets out the matter to be regulated and column II sets out the regulations.

Column I	Column II
Maximum number of single family dwellings	1 per parcel
Minimum width of single family dwellings	6 m.
Maximum building height for:	
principal building	12 m.
accessory use building	5 m.
Maximum floor area for accessory use building	0.1% of the total land area of the parcel

6.67 CONDITIONS OF USE

6.67.1 Special Provisions for Retail Convenience Store as Accessory Use in Campground

Special provisions for retail convenience store as an accessory use in a commercial campground are set out in the table below in which column I sets out the matter to be regulated and column II sets out the regulations.

Column I	Column II
Maximum number of retail convenience stores	1 per parcel
Maximum floor area of retail convenience store	50 m. ²

6.67.2 Special Conditions

Notwithstanding the requirements outlined in the sections above, commercial campgrounds developed in the C-5 Recreation Commercial zone shall comply with regulations contained within the Village of Chase Campground Regulations Bylaw.

C-6 LOCAL COMMERCIAL

6.68 INTENT

The purpose of this zone is to accommodate small neighbourhood convenience stores and related uses serving the specific needs of the neighbourhood.

6.69 PERMITTED USES

The following uses and no others are permitted in the C-6 zone:

- personal service establishment
- convenience store
- dwelling unit in combination with personal service establishment or convenience store
- park (Amending Bylaw No. 711)
- accessory use

6.70 REGULATIONS

On a parcel located in an area zoned as C-6, no building or structure shall be constructed, located or altered, and no plan of subdivision approved which contravenes the regulations set out in the table below in which column I sets out the matter to be regulated and column II sets out the regulations.

Column I	Column II
Minimum setback from:	
front parcel line	3 m
rear parcel line	3 m
interior side parcel line	3 m
exterior side parcel line	3 m
Minimum parcel area	1,000 m ²
Minimum parcel frontage	10 m

Maximum building height for:

principal building	9 m
accessory use building	4 m

Maximum floor area for personal service establishment or convenience store

200 m²

Maximum floor area for accessory use building

10 m²

6.71 CONDITIONS OF USE

6.71.1 Special provisions for dwelling units in combination with a personal service establishment or convenience store are set out below:

- a. the dwelling unit shall be located within the principal building
- b. no more than one dwelling unit shall be located on a parcel
- c. the dwelling unit shall be located above or behind the principal use
- d. if located behind the principal use, the dwelling unit shall be no closer than 6 m. to the front of the building
- e. there shall be a separate entrance for the dwelling unit

C-7 SHOPPING CENTRE COMMERCIAL

6.72 INTENT

The purpose of this zone is to accommodate a wide range of commercial uses within conventional shopping centres consisting of multiple businesses or within a big box retail development.

6.73 PERMITTED USES

The following uses and no others are permitted in the C-7 zone:

- bank
- restaurant including drive-in or drive through restaurant
- neighbourhood pub
- personal service establishment
- retail sale of new automobile parts and accessories
- retail store
- shopping centre
- public utility
- business and professional office
- dwelling unit in combination with commercial use
- park (Amending Bylaw No. 711)
- accessory use

6.74 REGULATIONS

On a parcel located in an area zoned as C-7, no building or structure shall be constructed, located or altered, and no plan of subdivision approved which contravenes the regulations set out in the table below in which column I sets out the matter to be regulated and column II sets out the regulations.

Column I	Column II

Minimum setback from:

front parcel line

3 m.

rear parcel line	3 m.
Minimum parcel area	550 m. ²
Minimum parcel frontage	15 m.
Maximum building height for:	
principal building	12 m.
accessory use building	4 m.
Maximum floor area for accessory use building	10 m. ²

6.75 CONDITIONS OF USE

6.75.1 Special provisions for dwelling units in combination with a commercial use permitted in the C-7 zone are set out below:

- a. the dwelling unit shall be located within the principal building
- b. the dwelling unit shall be located above or behind the commercial use
- c. there shall be a separate entrance for each dwelling unit
- d. there shall be no more than two dwelling units in combination with each commercial use

C-8 CAMPGROUND COMMERCIAL

6.76 INTENT

The purpose of this zone is to accommodate commercial campgrounds in areas designated as “campground-commercial” by the Official Community Plan.

6.77 PERMITTED USES

The following uses and no others are permitted in the C-8 zone:

- campground
- concession
- public use
- golf course
- tourist information and refreshment booth
- dwelling unit in combination with another permitted use
- park (Amending Bylaw No. 711)
- mobile vending (Amending Bylaw No. 834)
- accessory use

6.78 REGULATIONS

On a parcel located in an area zoned as C-8, no building or structure shall be constructed, located or altered, and no plan of subdivision approved which contravenes the regulations set out in the table below in which column I sets out the matter to be regulated and column II sets out the regulations.

Column I	Column II
Maximum density	50 campsites per ha.
Maximum number of dwelling units	1 per parcel
Minimum setback from:	
front parcel line	6 m.
rear parcel line	6 m.

interior side parcel line	6 m.
exterior side parcel line	6 m.

Maximum building height for:

principal building	9 m.
accessory use building	5 m.

Maximum floor area for accessory use building 65 m.²

6.79 CONDITIONS OF USE

6.79.1 Notwithstanding the requirements outlined in the sections above, campgrounds developed in the C-8 Commercial Campground zone must comply with regulations contained within the Village of Chase Campground Regulations Bylaw.

M-1 LIGHT INDUSTRIAL**6.80 INTENT**

The purpose of this zone is to accommodate a range of light industrial and compatible commercial uses.

6.81 PERMITTED USES

The following uses and no others are permitted in the M-1 zone:

- mobile home (subject to condition)
- animal hospital
- automobile, boat, trailer and recreation vehicle sales and rental
- mobile home sales and storage
- automotive and truck repair shops, including body repair and painting
- welding, machine and blacksmith shops
- cartage, delivery and express facility
- car washing establishment
- laundry and dry-cleaning establishment
- nursery and greenhouse
- office, storage building and yard for trade contractor
- building supply establishment
- machinery, farm implement and heavy equipment sale and repair
- sale, rental and repair of tools and small equipment
- truck and truck trailer sales or rental
- bulk petroleum product sales
- light manufacturing, processing, finishing and packaging
- storage and warehousing
- vehicle storage yards
- storage yards
- public utility
- recycling depot
- dwelling in combination with another permitted use
- mobile vending (Amending Bylaw No. 834)
- accessory use

6.82 REGULATIONS

On a parcel located in an area zoned as M-1, no building or structure shall be constructed, located or altered, and no plan of subdivision approved which contravenes the regulations set out in the table below in which column I sets out the matter to be regulated and column II sets out the regulations.

Column I	Column II
Minimum setback from:	
front parcel line	6 m.
rear parcel line	3 m.
interior side parcel line	3 m.
exterior side parcel line	3 m.
Minimum parcel area	930 m. ²
Maximum building height for:	
principal building	12 m.
accessory use building	6 m.
Maximum floor area for accessory use building	65 m. ²

6.83 CONDITIONS OF USE

6.83.1 No more than one dwelling unit shall be located on a parcel in combination with another use permitted in the M-1 zone.

6.83.2 Outdoor storage and display areas shall be permitted in the M-1 zone in accordance with the following regulations:

- a. Outdoor storage shall not be permitted in required front yards.

- b. Any part of a parcel used or intended to be used as an outdoor storage area shall be enclosed by screening consisting of a solid 2.5 metre high fence or wall.
- c. Outdoor display of items for sale or rental shall be permitted within the required front yard.
- d. A front yard used for display of items for sale or rental shall be separated from an adjoining highway by a fully landscaped strip not less than 2 metres in width.
- e. No materials stored in a yard shall exceed the height of the surrounding fence or 2.5 metres.
- f. None of the permitted uses in this zone are to be interpreted to include Automobile Wrecking Yard.

6.83.3 A Mobile Home may be placed on concrete pads with blocking or with a permanent foundation.

M-2 GENERAL INDUSTRIAL**6.84 INTENT**

The purpose of this zone is to accommodate a full range of industrial uses in areas that, due to their location and adjacent development, are suitable for general industrial uses either within an enclosed area or in an open area under conditions designed to minimize conflict with surrounding areas.

6.85 PERMITTED USES

The following uses and no others are permitted in the M-2 zone:

- mobile home (subject to condition)
- animal hospital
- automobile, boat, trailer and recreation vehicle sales and rental
- mobile home sales and storage
- automotive and truck repair shops, including body repair and painting
- welding, machine and blacksmith shops
- cartage, delivery and express facility
- car washing establishment
- laundry and dry-cleaning establishment
- nursery and greenhouse
- office, storage building and yard for trade contractor
- building supply establishment
- machinery, farm implement and heavy equipment sale and repair
- sale, rental and repair of tools and small equipment
- truck and truck trailer sales or rental
- bulk petroleum product sales
- light manufacturing, processing, finishing and packaging
- storage and warehousing
- storage yards
- public utility
- manufacturing, processing, finishing and packaging of forest and wood products, concrete, aggregate and asphalt
- dwelling ancillary to the principal use for the purpose of housing a caretaker or watchman
- accessory use

6.86 REGULATIONS

On a parcel located in an area zoned as M-2, no building or structure shall be constructed, located or altered, and no plan of subdivision approved which contravenes the regulations set out in the table below in which column I sets out the matter to be regulated and column II sets out the regulations.

Column I	Column II
Minimum setback from:	
front parcel line	6 m.
rear parcel line	3 m.
interior side parcel line	3 m.
exterior side parcel line	3 m.
Minimum parcel area	930 m. ²
Maximum building height for:	
principal building	12 m.
accessory use building	6 m.
Maximum floor area for accessory use building	65 m. ²

6.87 CONDITIONS OF USE

6.87.1 Outdoor storage and display areas shall be permitted in the M-2 zone in accordance with the following regulations:

- a. Outdoor storage shall not be permitted in required front yards.
- b. Any part of a parcel used or intended to be used as an outdoor storage area shall be enclosed by screening consisting of a solid 2.5 metre high fence or wall.
- c. Outdoor display of items for sale or rental shall be permitted within the required front yard.

- d. A front yard used for display of items for sale or rental shall be separated from an adjoining highway by a fully landscaped strip not less than 2 metres in width.
- e. No materials stored in a yard shall exceed the height of the surrounding fence or 2.5 metres.
- f. None of the permitted uses in this zone are to be interpreted to include Automobile Wrecking Yard.

6.87.2 A Mobile Home may be placed on concrete pads with blocking or with a permanent foundation.

M-3 RESOURCE/HEAVY INDUSTRIAL**6.88 INTENT**

The intent of this zone is to establish land for large scale wood processing operations such as sawmills, in a manner which will minimize conflict with adjacent uses.

6.89 PERMITTED USES

The following uses and no others are permitted in the M-3 zone:

- wood processing including sawmills
- refuse disposal grounds
- one single family dwelling ancillary to the principal use for the purpose of housing a caretaker or watchman

6.90 REGULATIONS

On a parcel located in an area zoned as M-3, no building or structure shall be constructed, located or altered, and no plan of subdivision approved which contravenes the regulations set out in the table below in which column I sets out the matter to be regulated and column II sets out the regulations.

Column I	Column II
Minimum setback from:	
front parcel line	6 m.
rear parcel line	3 m.
interior side parcel line	3 m.
exterior side parcel line	3 m.
Minimum parcel area	930 m. ²
Maximum building height for:	
principal building	12 m.
accessory use building	6 m.
Maximum floor area for accessory use building	65 m. ²

P-1 PARKS AND RECREATION

6.91 INTENT

The purpose of this zone is to accommodate lands that are currently being used, or have the potential to be used for park, recreational, ecological and similar uses, and to protect these lands from irreversible damage and environmental deterioration.

6.92 PERMITTED USES

The following uses and no others are permitted in the P-1 zone:

- park
- golf course
- tourist information and refreshment booth
- community recreation and cultural facility (Amending Bylaw No. 721)
- dwelling unit in combination with another permitted use
- mobile vending (Amending Bylaw No. 834)
- accessory use

6.93 REGULATIONS

On a parcel located in an area zoned as P-1, no building or structure shall be constructed, located or altered, and no plan of subdivision approved which contravenes the regulations set out in the table below in which column I sets out the matter to be regulated and column II sets out the regulations.

Column I	Column II
Maximum number of dwellings	1 per parcel
Minimum setback of principal building from:	
front parcel line	6 m.
rear parcel line	6 m.
interior side parcel line	6 m.
exterior side parcel line	6 m.
Maximum building height for:	
principal building	9 m.
accessory use building	5 m.
Maximum floor area for accessory use building	65 m. ²

* Regulations – Site Specific

For the following sites only, regulations are different than those above, as described below:

For Lot 1. Plan 20201, District Lot 517, Kamloops Division Yale District. Except Plan KAP 49449, additional uses include “Commercial Recreation” and “School”. (Amending Bylaw No. 721)

For Plan H15272, District Lot 517, Kamloops Division Yale District., additional uses include “Commercial Recreation”. (Amending Bylaw No. 763)

P-2 PUBLIC AND QUASI-PUBLIC**6.94 INTENT**

The purpose of this zone is to accommodate lands that are used for, held or otherwise best suited for public and semi-public institutional uses which serve the governmental, educational, religious, cultural and recreational needs of the community.

6.95 PERMITTED USES

The following uses and no others are permitted in the P-2 zone:

- school
- church
- museum
- cemetery
- hospital and extended care home
- community care facility, including day care
- public utility
- dock, wharf, marina and similar use
- dwelling in combination with church
- accessory use
- local government office
- fire hall
- police station
- single family dwelling

6.96 Regulations * SITE SPECIFIC – SEE BELOW

On a parcel located in an area zoned as P-2, no building or structure shall be constructed, located or altered, and no plan of subdivision approved which contravenes the regulations set out in the table below in which column I sets out the matter to be regulated and column II sets out the regulations.

Column I	Column II
Minimum setback of principal building from:	
front parcel line	6 m.
rear parcel line	6 m.
interior side parcel line	3 m.
exterior side parcel line	3 m.
Minimum parcel area	1,000 m. ²
Minimum parcel frontage	15 m.
Maximum building height for:	
principal building	12 m.
accessory use building	5 m.
Maximum floor area for accessory use building	65 m. ²

*** Regulations – Site Specific**

For the following sites only, regulations are different than those above, as described below:

- (a) For 826 Okanagan Avenue (Lots 14, 15 and 16, Block K, DL 517, KDYD, Plan 514) as per Bylaw 568, the minimum setback of the principal building from front and rear parcel lines is zero metres (0 m.) and the minimum parcel area is 800 m.².
- (b) For 810/826 Okanagan Avenue (Lot A, DL 517, KDYD, Plan KAP68310, and Lot 17, Block K, DL 517, KDYD, Plan 514 & E 15 FT L 18) as per Bylaw 613, the regulations are different for: Minimum setback of principal building from front, rear and interior side parcel lines; Minimum parcel area; Minimum parcel frontage; Minimum setback of accessory use building from front and rear parcel lines, and interior and exterior side parcel lines.

6.97 CONDITIONS OF USE

6.97.1 No more than one dwelling unit shall be located on a parcel in combination with a church.

SECTION 7 – ADMINISTRATION AND ENFORCEMENT

7.1 INSPECTION

The Municipal Clerk, the Building Inspector, or other Officer of the municipality who may be appointed by Council, is hereby authorized to enter, at any reasonable times, on any property that is subject to regulations under this bylaw to ascertain whether the provisions of this bylaw are being observed.

7.2 VIOLATION

Every person who:

- violates any of the provisions of this bylaw;
- causes or permits any act or thing to be done in contravention or violation of any of the provisions of this bylaw;
- neglects or omits to do anything required under this bylaw;
- carries out, causes or permits to be carried out any development in a manner prohibited by or contrary to any of the provisions of this bylaw;
- fails to comply with an order, direction or notice given under this bylaw; or,
- prevents or obstructs or attempts to prevent or obstruct the authorized entry of an officer onto property under section 7.1; shall be deemed to be guilty upon summary conviction of an offence under this bylaw.

7.3 OFFENCE

Each day's continuance of an offence under section 7.2 constitutes a new and distinct offence.

7.4 PENALTY

Every person who commits an offence under this bylaw is liable on summary conviction to a fine not exceeding \$2,000 and the costs of prosecution.

SECTION 8 – INCORPORATION

Schedules A, B, and C are attached hereto and are hereby made part of this bylaw.

SECTION 9 – REPEAL

The Village of Chase Official Zoning Bylaw No. 450, 1992 and all amendments thereto is hereby repealed.

SECTION 10 – TRANSITION

VILLAGE OF CHASE

BYLAW NO. 683 - 2006

A BYLAW TO REPEAL THE VILLAGE OF CHASE ZONING BYLAW NO. 450 - 1992

WHEREAS the Council of the Village of Chase has adopted the Village of Chase Zoning Bylaw No. 450 - 1992;

AND WHEREAS the Council of the Village of Chase deems it necessary to repeal Bylaw No. 450;

NOW THEREFORE, the Council of the Village of Chase in open meeting assembled, enacts as follows:

3. **THAT** this bylaw may be cited as “Village of Chase Zoning Bylaw No. 683 – 2006.”

READ A FIRST TIME THIS 16th DAY OF JUNE, 2006

READ A SECOND TIME THIS 16th DAY OF JUNE, 2006

PUBLIC HEARING HELD THIS 8th DAY OF AUGUST, 2006

READ A THIRD TIME THIS 12th DAY OF SEPTEMBER, 2006

APPROVED BY THE MINISTRY OF TRANSPORTATION PURSUANT TO THE TRANSPORTATION ACT THIS 21st DAY OF SEPTEMBER, 2006

RECONSIDERED AND ADOPTED THIS 26th DAY OF SEPTEMBER, 2006

X

Mayor

X

Corporate Administrator

Certified a true copy of Bylaw No. 683 - 2006.

APPENDICES

SCHEDULE A – ZONING MAP

SCHEDULE B – FLOODPLAIN MANAGEMENT PROVISIONS

The purpose of the floodplain management provisions is to reduce risk of injury, loss of life, and damage to buildings and structures due to flooding. However, neither the Village of Chase nor the Province of British Columbia represent to any person that any building or structure, including a mobile home, used, constructed, or located in accordance with the following provisions will not be damaged by flooding.

1. Definitions

For the purpose of this bylaw, the following definitions apply:

FLOOD CONSTRUCTION LEVEL means a Designated Flood Level plus Freeboard, or where a Designated Flood Level cannot be determined, a specified height above a Natural Boundary, Natural Ground Elevation, or any obstruction that could cause ponding.

[DESIGNATED FLOOD means a flood, which may occur in any given year, of such magnitude as to equal a flood having a 200 year recurrence interval, based on a frequency analysis of unregulated historic flood records or by regional analysis where there is inadequate stream flow data available.

DESIGNATED FLOOD LEVEL means the observed or calculated elevation for the Designated Flood, which is used in the calculation of the Flood Construction Level.

FREEBOARD means a vertical distance added to the Designated Flood Level and is used to establish a Flood Construction Level.]

FLOODPLAIN SETBACK means the required minimum distance from the Natural Boundary of a watercourse, ocean, lake or other body of water to any landfill or structural support required to elevate a floor system or pad above the Flood Level, so as to maintain a floodway and allow for potential erosion.

NATURAL BOUNDARY means the visible high water mark of any lake, river, stream or other body of water where the presence and action of the water are so common and usual and so long continued in all ordinary years as to mark upon the soil of the bed of the lake, river, stream or other body of water a character distinct from that of its banks, in respect to vegetation, as well as in respect to the nature of the soil itself, as defined in section 1 of the Land Act, and also includes the edge of dormant side channels of any lake, river, stream or other body of water, and marshes.

TOP OF BANK means the point at which the upward ground level becomes less than one vertical to four horizontal and refers to the crest of the bank or bluff where the slope clearly changes into natural upland bench; or as designated by the Ministry of Environment.

WATERCOURSE means any natural or man-made depression with well defined banks and a bed 0.6 metres or more below the surrounding land serving to give direction to a current of water at least six months of the year or having an upstream drainage area of two square kilometres or more.

2. Floodplain Designation

The following land is designated as floodplain:

- a. land lower than the Flood Construction Levels specified in section 3a; and,
- b. land within the Floodplain Setbacks specified in section 3b.

3. Floodplain Specifications

- a. Flood Construction Levels

The following elevations are specified as Flood Construction Levels, except that where more than one Flood Construction Level is applicable, the higher elevation shall be the Flood Construction Level:

- i. 350.2 metres Geodetic Survey of Canada datum for land adjacent to Little Shuswap Lake;

- ii. 350.2 metres Geodetic Survey of Canada datum for land adjacent to the South Thompson River; and,
 - iii. 1.5 metres above the Natural Boundary of Chase Creek.
- b. Floodplain Setbacks

The following distances are specified as Floodplain Setbacks, except that where more than one Floodplain Setback is applicable, the greater distance shall be the Floodplain Setback:

- i. 7.5 metres from the Natural Boundary of Little Shuswap Lake;
- ii. 30 metres from the Natural Boundary of South Thompson River; and,
- iii. 30 metres from the Natural Boundary of Chase Creek.

4. Application of Floodplain Specifications

- a. Pursuant to the Local Government Act, after a bylaw has specified Flood Construction Levels and Floodplain Setbacks:
- i. the underside of any floor system, or the top of any pad supporting any space or room, including a mobile home, that is used for dwelling purposes, business, or the storage of goods which are susceptible to damage by floodwater shall be above that specified level, and
 - ii. any landfill required to support a floor system or pad shall not extend within any setback from a watercourse or body of water specified by the bylaw.
- b. Structural support or compacted landfill or a combination of both may be used to elevate the underside of a floor system or the top of the pad above the Flood Construction Levels specified in section 3(a). The structural support and/or landfill shall be protected against scour and erosion from flood flows, wave action, ice and other debris.
- c. The Building Inspector, or such person appointed by the Council of the Village of Chase may require that a British Columbia Land Surveyor's certificate be required to verify compliance with the Flood Construction Levels and Floodplain Setbacks specified in sections 3(a) and 3(b). The cost of verification shall be assumed by the land owner.

5. The specified Flood Construction Levels shall not apply to:

- a. A renovation of an existing building or structure that does not involve an addition thereto;
- b. An addition to a building or structure that would increase the size of the building or structure by less than 25 percent of the floor area existing at the date of adoption of this bylaw;
- c. That portion of a building or structure to be used as a carport, garage or entrance foyer;
- d. Farm buildings other than dwelling units and closed-sided livestock housing; and,
- e. On-loading and off-loading facilities associated with water-oriented industry and portable sawmills.
- f. Farm Dwelling Units – Farm dwelling units on parcel sizes 8.1 hectares or greater located within the Agricultural Land Reserve, shall be located with the underside of a wooden floor system or the top of the pad of any Habitable Area (or in the case of a Mobile Home or Unit the top of pad of any habitable area on which it is locate) no lower than 1.0 metre above the Natural Ground Elevation taken at any point on the perimeter of the building, or no lower than the Flood Construction Levels specified in section 3(a), whichever is the lesser.
- g. Closed-Sided Livestock Housing – Closed-sided livestock housing not behind Standard Dykes shall be located with the underside of the wooden floor system or the top of the pad (or in the case of a Mobile Unit the top of pad or the ground surface on which it is located) no lower than 1.0 metre above the Natural Ground Elevation taken at any point on the perimeter of the building, or no lower than the Flood Construction Levels specified in section 3(a), whichever is lesser.
- h. Industrial Uses – Industrial uses, other than main electrical switch gear, shall be located with the underside of a wooden floor system or the top of the pad (or in the case of a Mobile Unit the top of pad or the ground surface on which it is located) no lower than the Flood Construction Levels specified in section 3(a), minus freeboard. Main electrical switch gear shall be no lower than the Flood

Construction Level.

6. Under the *Local Government Act*, and subject to the Provincial regulations or a local government plan or program developed under these regulations; the Village of Chase may exempt types of development from the requirements of Flood Construction Levels and Floodplain Setbacks for a specific parcel of land or a permitted use, building or other structure on the parcel of land, if the Village of Chase considers it advisable; and
 - a. Considers that the variance is consistent with the Provincial guidelines; or
 - b. Has received a report that the land may be used safely for the use intended, which report is certified by a person who is:
 - i. A professional engineer or geoscientist experienced in geotechnical engineering; or
 - ii. A person in a class prescribed by the minister charged with the administration of the *Environmental Management Act*.
 - c. The granting of the exemption, and the exemption, may be made subject to the terms and conditions that the Village of Chase considers necessary or advisable, including, without limitation:
 - i. Imposing any term or condition contemplated by the Provincial guidelines in relation to an exemption;
 - ii. Requiring that a person submit a report described in section 6.b. above; and
 - iii. Requiring that a person enter into a covenant under Section 219 of the *Land Title Act*.

SCHEDULE C – REQUIREMENT FOR RIPARIAN AREA ASSESSMENT REPORT

The purpose of the Riparian Area Assessment Report provisions in this Schedule is to protect riparian areas from development so that the areas can provide natural features, functions and conditions that support fish life processes. This Schedule applies to all residential, commercial and industrial development, and their ancillary activities, within the 30 metre riparian assessment area of any stream in the Village of Chase, as measured from the high water mark.

- a. The definitions of “stream”, “development” and “riparian area” are in the Riparian Areas Regulation under the Fish Protection Act.
- b. Prior to proceeding with any development in the 30 metre riparian assessment area, a developer must first submit an assessment report from a Qualified Environmental Professional to the Ministry of Environment, addressing whether there will be harmful alteration, disruption or destruction of natural features, functions and conditions that support fish life processes in the riparian assessment area if the proposed development proceeds.
- c. No development projects within the 30 metre riparian assessment area may proceed until the Ministry of Environment advises the Village of Chase that the fish habitat requirements as set out in the Riparian Areas Regulation have been met.
- d. No aspect of this Schedule relieves a developer from the requirement to meet all other requirements of any applicable bylaws or enactments or to acquire any necessary permits.
- e. A developer may apply to the Ministry of Environment for an adjustment to a required setback determined by a Qualified Environmental Professional in a riparian area assessment report. The Village of Chase may provide written support of such a request if it believes that undue hardship would be caused without an adjustment.