

VILLAGE OF CHASE

BY-LAW NO. 67

The Mayor and Council of the Village of Chase, in open meeting assembled, enact as follows:

- (a) Zoning By-law No. 16 of the Village of Chase, and all amendments to Zoning By-law No. 16, are hereby repealed.
- (b) This By-law may be cited as "Village of Chase Zoning By-law No. 67, 1972."

DIVISION ONE * PREAMBLE

100. Short Title

This By-law may be cited for all purposes as the "Zoning By-law of the Village of Chase."

101. Purposes

1. The promotion of the health, safety, convenience and welfare of the public.
2. The prevention of the overcrowding of land, and the preservation of the amenities peculiar to any zone.
3. The securing of adequate light, air and access.
4. Consideration of the value of the land and the nature of its present and prospective use and occupancy.
5. Consideration of the character of each zone, the character of the buildings already erected, and the peculiar suitability of the zone for particular uses.
6. The conservation of property values.
7. The prevention of premature sub-division.
8. The control of urban expansion.

102. Definitions

All words and phrases shall have their normal or common meaning except where the same is changed, modified or expanded by the definitions as set forth in Division Two of this By-law.

103. Prohibition

Subject to the provisions of the Municipal Act respecting non-conforming uses, no building, contrivance, object or thing shall be erected, set up, converted, enlarged, re-constructed or structurally adapted or altered, and no land shall be occupied or used which does not conform to and comply with the regulations and provisions established by this By-law.

104. Non-Conforming Uses

A lawful use of premises existing at the time of the adoption of the Zoning By-law, although such use does not conform to the provisions of Part XXI, Division Three of the Municipal Act.

105. Administration

- (a) The Village Clerk or such other person appointed by the Council shall administer this By-law.
- (b) Persons appointed under Sub-section (a) may enter any building or premises at any reasonable time for the purpose of administering or enforcing this By-law.
- (c) Persons appointed under Sub-section (a) shall not issue any permit for a building, structure or use which violates any of the provisions of this By-law.

106. It shall be unlawful for any person to prevent or obstruct any official appointed under Section 105 from carrying out his duties under this By-law.

107. Flood Control Prohibition

1.(a) No building shall be constructed closer than 100 feet from the bank of a stream and closer than 25 feet from the natural boundary of a lake, and not on land which is lower in elevation than 5 feet above the natural boundary of a stream or lake in the immediate vicinity.

(b) The natural boundary along any lake, river, stream or other body of water shall be established by the owner to the satisfaction of the Village of Chase Council. These natural boundaries will then establish a longitudinal high water profile, which profile must have a continuous downstream slope. A line parallel to the so-established high water profile and five feet higher in elevation will then give land elevations which would be the lower limit for building construction, provided that with the approval of the Deputy Minister of Water Resources these requirements may be reduced.

2. Definition

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 body of the lake, river, stream or other body of water a character distinct from that of the banks thereof in respect to vegetation as well as in respect to the nature of the soil itself, provided that with the approval of the Deputy Minister of Water Resources these requirements may be reduced.

108. Removal or Renovation

Subject to Section 715 of the Municipal Act, the Council may authorize the demolition, removal, or the bringing up to a standard specified in this By-law, of any building, structure or thing, in whole or in part, that is in contravention of this By-law.

109. Appeal

An appeal procedure under Section 709 of the Municipal Act to a Board of Variance which shall be established by the Council is set forth in Division 12.

110. Penalty

(a) Any person who violates the provisions of this By-law is liable on summary conviction to a penalty not exceeding Two Hundred Dollars (\$200.00) and also the cost of prosecution.

(b) Each day during which violation is continued shall be deemed to constitute a new and separate offence.

DIVISION TWO * DEFINITIONS

In this By-law, unless the context otherwise requires:

200

1. Apartment Building

Apartment Building - means a building which contains, or is intended to contain, three (3) or more dwelling units, two (2) or more of which have a common outside entrance from the ground level.

2. Apartment Building - Garden (Row House)

Garden Apartment or Row House - means a building which contains, or is intended to contain, three (3) or more units each of which has a separate individual ground floor access.

3. Auto Court or Motel

Auto Court or Motel - means a building or group of buildings containing six (6) or more sleeping units, occupied or intended to be occupied temporarily by automobile tourists or transients, with each unit having its own individual outside access and parking space conveniently located on the site and each dwelling unit being self-contained, having its own bathroom with water closet, wash basin and a bath or shower, with or without cooking facilities.

4. Auto or Mobile Home Sales (Includes Rentals)

Auto Sales or Mobile Home Sales - means an open area used for the display, sale or rental of new or used passenger motor vehicles or trailers in operable condition, and where no repair work is done except minor incidental repair of vehicles to be displayed, sold or rented on the premises.

5. Boarder or Lodger

Boarder or Lodger-- means a person who occupies for hire a sleeping room, with or without individual toilet facilities, in a dwelling unit occupied by a family to which he is not closely related by blood or marriage.

6. Boarding House

Boarding House - means a building, other than a hotel, containing sleeping rooms, where lodging, plumbing facilities and meals for three (3) or more persons are provided on a rental basis,

7. Building

Building - means a structure having a roof supported by columns or walls.

8. Building, Accessory

Accessory Building - means a subordinate building which is:

1. Used for the better enjoyment of the building to which it is necessary, and
2. Situated upon the same lot as the one on which the main building is located, or is being erected, and without restricting the generality of the foregoing includes toolhouses, separate carports, private garages, but not private stables or attached carports or garages.

9. Building, Height of

Height of Building - means the vertical distance from: either the established grade or the average level of the crown of the street upon which a building fronts, where there is no established grade;

Or the average level of the natural grade at the building line immediately adjacent to and along the front of the building, when the height of the natural grade above the established grade of the street crown is greater than one half ($\frac{1}{2}$) of the horizontal distance from the street line to the nearest part of the building to:

- (a) The highest point of any exterior wall on a flat roofed building, or
- (b) The deck line of a mansard roofed building, or
- (c) The average height level between the eaves and ridge in a gable, hip or gambrel roofed building.

10. Dwelling Unit

Dwelling Unit - means a room or suite of two (2) or more rooms:

1. Which is used by one (1) family only and its full time servant as living quarters, and
2. In which is provided lavatory, shower or bath, or facilities for the installation of any of these.

11. Dwelling, One Family

One Family Dwelling - means a detached building used exclusively for residential purposes, consisting of one (1) dwelling unit, and containing not more than one (1) set of major cooking appliances.

12. Dwelling, Two Family

Two Family Dwelling - means any building divided into two (2) dwelling units, each of which is occupied or intended to be occupied as the home or residence of one (1) family.

13. Dwelling, Multi Family

Multi Family Dwelling - means a detached building used exclusively for residential purposes consisting of three (3) or more dwelling units, each containing not more than (1) one set of cooking equipment, and include a building or buildings with three (3) or more dwelling units, either with private individual access or common access and hallways.

14. Drive-In Business

Drive-In Business - means an establishment with facilities for attracting and servicing prospective customers travelling in motor vehicles which are driven onto the site where such business is carried on and where normally the customer remains in the vehicle for service.

15. Family

Family means:

1. An individual or two (2) or more persons closely related by blood or marriage.
2. Three (3) or less persons not necessarily related by blood or marriage.
3. Full time servants do not constitute a separate family.

16. Fence

Without restricting the generality, Fence means hedge, trellis, louvres, or trees and walls when any or all of these are constructed or planted in such a manner as to constitute a fence.

17. Floor Area Ratio

Floor Area Ratio - means the ratio between the total floor area of a building and the total area of the lot upon which this building is situated.

18. Garage

Garage - means any enclosed building used or intended to be used as a place where motor vehicles are kept.

19. Hotel

Hotel - means a building in which the transient public are provided, for a consideration, with:

1. Lodging,
2. An office with a public register,
3. An attendant on duty at all times, and
4. A public dining room or restaurant.

20. Includes and Including

Includes - means 'includes, among other things',
Including - means 'including, among other things'.

21. Lot

Lot - means the smallest unit in which land is designated as a separate and distinct parcel on a legally recorded plan or description filed in the Land Registry Office.

22. Lot Line

Lot Line - means any boundary of a lot other than a street line.

23. Lot, Width of

Width of Lot - means the average distance between side lot lines, measured at the front street line and at the rear lot line. In the case of a lot where the frontage is defined by an arc or a portion of a curve, the distance shall be measured on the chord.

24. Mobile Home Park

Mobile Home Park - means a parcel of land equipped with individual electrical, water, and sewer connections, and such other amenities, especially for the accommodation, for a consideration, of mobile homes or house trailers on a long term or lease basis.

25. Occupied

Occupied - means occupied or arranged, designed or intended to be occupied.

26. Residential

Residential - means that which pertains clearly and intimately to the home life of a family.

27. Service Station

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 automobile accessories.

28. Storey

Storey - means that portion of a building included between the upper surface of any floor and the upper surface of the floor next above, except that the topmost storey shall be that portion of a building included between the upper surface of the topmost floor and the ceiling or roof above. If the finished floor level directly above a basement or cellar is more than four (4) feet above average grade, such basement or cellar shall be considered a storey.

29. Street Line

Street Line - means the boundary line as registered in the Land Registry Office, between the street and the lot.

30. Structure

Structure - means a construction of any kind, whether fixed to, supported by, or sunk into land or water and includes, among other things, without limiting the generality of the foregoing:

Building, display signs, fences, piers and floats, poles and towers, platforms, pools, sheds and bins, stadia, and tanks.

31. Trailers or Mobile Homes

Trailer or Mobile Home - means any vehicle so constructed that it is suitable for being attached to a motor vehicle for the purpose of being drawn or propelled by the motor vehicle, and of a type so as to be immediately mobile; but it does not include any vehicle unless it is used for the living, sleeping or eating accommodation of persons therein, nor any vehicle so placed that it is not readily mobile.

32. Trailer Park

Trailer Park - means a parcel of land equipped with individual electrical and water connections and such other amenities, especially for the accommodation of transient house trailers on an overnight or temporary basis, for a day-by-day fee.

33. Used

Used - means used or arranged, designed or intended to be used.

34. Yard

Yard, without restricting the generality - means a space, unoccupied and unobstructed to the sky, except as otherwise provided under the provisions of the By-law.

35. Yard, Front

Front Yard - means a yard extending across the full width of the lot and measured, as to depth, at the least horizontal distance between the front street line and the furthest projection of the main building toward the front street line, excluding uncovered steps.

36. Yard, Rear

Rear Yard - means a yard which extends the full width of a lot and measured, as to depth, at the least horizontal distance between the rear lot line and the furthest projection of the main building toward the rear lot line, excluding uncovered steps.

37. Yard, Side

Side Yard - means a yard extending from the front yard to the rear yard, lying between the side lot line and the furthest projection of the main building toward the side lot line, excluding uncovered steps.

DIVISION THREE * LAND USE ZONES

300 For the purpose of this By-law, the area incorporated into the Village of Chase is hereby divided into the following zones:

1. A. 1 Rural
2. R. 1 Residential
3. M. 1M Mobile Home Residential
4. M. 1 Mobile Home
5. C. 1A Low-Density Commercial
6. C. 1 General Commercial
7. C. 2 Highway Commercial
8. I. 1 Industrial

As shown upon the plan entitled "Zoning Map of The Village of Chase" which, with all explanatory matter thereon, accompanies and is part of this By-law; providing that such plan shall bear the following certificate duly signed by the Mayor and by the Clerk of the Municipality.

"This is the Zoning Map of the Village of Chase referred to in the Zoning By-law of the Village of Chase No. 67"

Mayor

Clerk

DIVISION FOUR * A. 1 RURAL

400 Permitted Uses

- (a) farming and ranching, but not the raising of hogs and fur bearing animals.
- (b) buildings and dwellings accessory to the above use, but not commercial feed lots.
- (c) animal hospitals, kennels and the keeping of bees, cattle and other stock.
- (d) the keeping of pigeons and poultry.
- (e) garden and associated agricultural uses.

Not more than one (1) single family dwelling or two-family dwelling shall be permitted upon any site not devoted exclusively to farming, ranching or other agricultural purposes.

DIVISION FIVE * R. 1 RESIDENTIAL

500 Permitted Uses

In a Residential Zone the use of land, buildings and structure is restricted to:

- (a) Single Family dwelling
- (b) Two-Family dwelling
- (c) Multi-Family dwelling
- (d) Schools, Churches, and Hospitals; providing the method of sewage disposal is satisfactory to the Medical Health Officer
- (e) Parks and Playgrounds
- (f) Professional practice, Homecraft or Occupation, provided that the use is conducted by the resident and is confined to the interior of a dwelling and does not:
 - (I) create a nuisance by reason of sound, sight, smell or electrical interference
 - (II) involve storage exterior to the dwelling of any materials used directly or indirectly in the processing or resulting from the processing of any product of such craft or occupation
 - (III) involve material or products that produce flammable or explosive vapours or gases under ordinary temperatures
 - (IV) involve advertising or identification signs exceeding one (1) square foot in area.
- (g) Excluding trailers and mobile homes

501. Site Area

The minimum lot size shall be as in Schedule "A" providing that, where the parcel is not served by a community sewer system, there shall be sufficient area in the parcel to dispose of human and other wastes to the satisfaction of the Medical Health Officer.

502. Existing Subdivision

On parcels in the Residential Zone which are shown on a plan duly filed in the Land Registry Office prior to the passage of this By-law which have less than the minimum area required in Section 501, one (1) unit of living accommodation is permitted on each such parcel if the method by which sewage is to be disposed of is satisfactory to the Medical Health Officer, provided that if the owner of such a parcel owns a contiguous parcel or parcels the requirements of Section 501 apply.

503. Subdivision and Siting

Buildings and structures, in the case of parcels which may be further subdivided, should be sited so as to facilitate the future subdivision of the parcel or adjacent parcels of land.

504. Buildings Per Parcel

Not more than one building containing a dwelling unit or units shall be located on a parcel of land.

505. Lot Coverage

Buildings and structures shall not cover more than thirty-three percent (33%) of the site area.

506. Setback and Height

- (a) No part of a structure except uncovered steps, chimneys, eaves or a fence, shall be located within twenty (20) feet of a front street line, notwithstanding applicable restrictions of the Department of Highways.
- (b) No part of the structure except uncovered steps, chimneys, eaves, or a fence shall be located within ten (10) feet of a side street line.
- (c) Where there is a rear lane, no building shall be located within five (5) feet of any side lot line.
- (d) Where there is no developed rear lane, no building shall be located within ten (10) feet on one side lot line and five (5) feet of the other side lot line.
- (e) No part of the structure except uncovered steps, chimneys, eaves, or a fence, shall be built outside a plane sloping inward and upward at an angle of forty-five (45) degrees from the vertical beginning at a line ten (10) feet above the natural grade on side lot lines.
- (f) No part of the main structure except uncovered steps, chimneys, eaves or a fence, shall be located within twenty-five (25) feet of a rear lot line.
- (g) No part of accessory building shall be located within ten (10) feet of a rear lot line.

507. Visibility

There shall be no obstruction to the line of vision by buildings or structures between the heights of three (3) feet and ten (10) feet above the established grade of streets within an area bounded by the centre lines of intersecting or intercepting streets and a line joining a point on each of the centre lines eighty (80) feet from their intersection.

508. Floor Area

The minimum floor area for a dwelling unit is:

- (a) Five hundred (500) square feet for a single family, duplex or row house.
- (b) Three hundred and fifty (350) square feet for an apartment.

509. Parking

Off-street parking shall be provided according to Schedule 'B'.

DIVISION SIX * R. 1M MOBILE HOME RESIDENTIAL

600. Permitted Uses

In a Mobile Home Residential zone the use of land and structure is restricted to:

- (a) Mobile homes used for single family occupancy only.
- (b) Accessory structures such as porches, steps, garages, carports and skirting, as approved by the building inspector.
- (c) Including uses permitted as provided in Division Five * R. 1- Residential.

601. Site Area

The minimum site area shall be as in Schedule 'A', provided that where the parcel is not served by a community sewer system, there shall be sufficient area in the parcel to dispose of human and other waste to the satisfaction of the Medical Health Officer.

602. Site Development

There shall be no more than one principal building or mobile home located on a lot or parcel of land.

603. Site Coverage

Buildings and structures shall not cover more than thirty-three (33) percent of the site.

604. Setback and Height

The provisions of Division 5, Section 506, shall apply to single and two-family dwellings and to mobile homes of all kinds, except that no part of the wall of a mobile home shall be closer than ten (10) feet to a side lot line.

605. Visibility

There shall be no obstruction to the line of vision between the heights of three (3) feet and ten (10) feet above the established grade of streets within an area bounded by the centre lines of intersecting or intercepting streets and a line joining a point on each of the centre lines eighty (80) feet from their intersection.

606. Minimum Floor Area

The minimum floor area for a mobile home permitted in this zone shall be four hundred (400) square feet. For any other dwelling the minimum floor area shall be not less than five hundred (500) square feet.

607. Parking

Off-street parking shall be provided according to Schedule 'B'.

DIVISION SEVEN * M. 1 MOBILE HOMES

700. Permitted Uses

The following uses and no other uses shall be permitted within the Mobile Home Zone:

- (a) Trailer parks, providing that this permission shall not relieve compliance with this or any other relevant By-law.
- (b) Mobile Home Park.
- (c) One (1) dwelling unit for the owner, caretaker, or watchman to be used in conjunction with the above.
- (d) Buildings and structures necessary for the operation of the trailer or mobile homes park (i.e. laundry and washroom facilities).

701. Regulations

All developments shall comply with the requirements of the trailer or mobile home park regulations then in effect in the Province of British Columbia.

DIVISION EIGHT * C. 1A LOW DENSITY COMMERCIAL

800. Permitted Uses

- (a) Campgrounds, including accessory buildings
- (b) Commercial picnic sites
- (c) Amusement parks and zoos
- (d) Fruit and vegetable stands, providing that any building shall not exceed five hundred (500) square feet
- (e) Fishing and hunting resorts; riding stables; and outfitters
- (f) One (1) office and/or dwelling unit necessary for the accommodation of the owner or operator.

801. Conditions of Use

- (a) All campgrounds shall comply with the Provincial Campground Regulations
- (b) Adequate on-site parking and access provisions, as approved by the Council of the Village of Chase, shall be required
- (c) Signs, signboards and notices are subject to Village of Chase Sign Regulations By-law No. 49.

DIVISION NINE * C. 1 GENERAL COMMERCIAL

900. Permitted Uses

- (a) Retail trade, including department and specialty stores, restaurants, commercial entertainment, theatres and coffee shops
- (b) Places of public assembly including fraternal lodges
- (c) Offices, including business and professional, mercantile and public administration
- (d) Medical and dental clinics
- (e) Franchised auto dealers, including sales and service
- (f) Hotel and motel, church and library
- (g) Undertaking establishments
- (h) Wholesale commercial, where the structure has a primarily retail appearance and is oriented toward walk-in trade
- (i) Service trade, including barber shops, beauty parlors, coin laundries, dry cleaners, printing and publishing, small appliance repair, and service stations
- (j) Residential uses combined with the above

901. Conditions of Use

Every business or undertaking shall be conducted within a completely enclosed building or structure except for parking, loading facilities, gasoline service station and storage.

902. Combined Commercial and Residential Use

Where a parcel is used for combined commercial and residential use, the residence use shall be:

- (a) contained in the same building
- (b) located over or behind the other use; and
- (c) have a separate entrance from outside

903. Site Area

The minimum site area required is as per Schedule 'A' of this By-law.

904. Sewage Disposal

Notwithstanding the provisions contained in Schedule 'A', which shall represent minimum areas, where the parcel is not served by a community sewer system there shall be sufficient area in the parcel to dispose of human and other wastes to the satisfaction of the Medical Health Officer.

905. Lot Coverage

- (a) In the case of combined commercial and residential use, buildings and structures shall not cover more than fifty percent (50%) of the site area.
- (b) In the case of motel and gasoline service stations, buildings and structures shall not cover more than thirty percent (30%) of the site area.
- (c) Accessory buildings and structures shall not cover more than ten percent (10%) of the site area.

906. Setbacks and Heights

- (a) No part of the structure except uncovered steps, chimneys, eaves or a fence shall be located within the setback prescribed below:

Rear - (I) Where there is no rear lane, fifteen (15) feet from the rear property line.

(II) Where there is a rear lane, fifteen (15) feet from the centre of the lane.

Side - (I) Where there is no developed lane, ten (10) feet along one side of the property line.

(II) Where a parcel abuts a residential zone the minimum setback shall be ten (10) feet and the provisions of sub-section (e) of Section 506 shall also apply.

- (b) Gasoline service pumps or pump islands shall be located not closer than fifteen (15) feet to any property line.

- (c) No building shall exceed three (3) storeys or thirty-five (35) feet in height.

- (d) No accessory building or structure shall exceed twelve (12) feet in height.

907. Parking

Off-street parking shall be provided and maintained in accordance with the provisions of Schedule 'B'.

908. Loading

A rear loading yard of minimum depth of twenty-five (25) feet and a minimum width of fifteen (15) feet shall be provided on the site for each building which shall have convenient vehicle access to and from a street or lane.

DIVISION TEN * C.2 HIGHWAY COMMERCIAL

1000. Permitted Uses

- (a) Motels or auto courts
- (b) Coffee shop or restaurant in conjunction with motel or auto court
- (c) Hotel
- (d) Motor inn or motor hotel
- (e) Drive-in restaurant
- (f) Service stations, including the retail sale of gasoline
- (g) Retail lumber yards and building supplies
- (h) Drive-in banks and other drive-in businesses
- (i) Other uses concerned primarily in providing goods or services to the travelling public

1001. Condition of Use

The parking and paved areas of drive-in restaurants shall have a screen wall or 'tight board' fence, not less than six (6) feet nor more than ten (10) feet high above the parking surface on all those parcel boundaries which abut parcels used for residential purposes.

1002. Signs and Notices

A sign or signs not exceeding fifty (50) square feet area in total relating to the business carried on in the premises, are permitted.

1003. Site Area

The minimum site area shall conform to Schedule 'A'

1004. Sewage Disposal

Notwithstanding the provisions of Schedule 'A' which shall represent minimum areas, where the parcel is not served by a community sewer system, there shall be sufficient area in the parcel to dispose of human and other waste to the satisfaction of the Medical Health Officer.

1005. Lot Coverage

Buildings and structures shall not cover more than thirty-three percent (33%) of the site area.

1006. Setback and Height

No part of the structure except uncovered steps, chimneys, eaves or a fence, shall be located within the setback prescribed below:

- (a) Front - Twenty-five (25) feet from any highway on which the parcel abuts.
- (b) Rear - (I) Where there is no rear lane, fifteen (15) feet from the rear property line.
(II) Where there is a rear lane, fifteen (15) feet from the centre line of the lane.
- (c) Side - Where a parcel abuts a Residential Zone, the minimum setback shall be fifteen (15) feet and the provisions of sub-section (e) of Section 506 shall apply.

1007. Parking
Off-street parking shall be provided and maintained in accordance with the provision of Schedule 'B'.
1008. Loading
Adequate space for loading, unloading and maneuvering of trucks shall be provided on the site, and said trucks shall not, while parked, impede the movement of traffic.

DIVISION ELEVEN * I. 1 INDUSTRIAL

1100. Permitted Uses
- (a) Manufacturing industry
 - (b) Service industry including the sale of petroleum products
 - (c) Warehousing and storage
 - (d) Coffee shop
 - (e) Dwelling units accessory to the main industrial purpose
 - (f) Sales and service including auto and mobile home sales lots
1101. Condition of Use
Every business or undertaking shall be conducted within a completely enclosed building or structure, except for outdoor display, rental, sales and storage yards, parking and loading facilities.
1102. Waste Disposal
Where the parcel is not served by a community sewer system, there shall be sufficient area in the parcel to dispose of human and other waste to the satisfaction of the Medical Health Officer.
1103. Living Quarters
One (1) dwelling unit in conjunction with industrial use for the accommodation of the owner, operator or an employee of the establishment is permitted. Such dwelling unit shall have a minimum floor area of three hundred and fifty (350) square feet.
1104. Setback and Height
- (1) No part of the structure except uncovered steps, chimneys, eaves or a fence shall be located within fifteen (15) feet of a street or highway on which a parcel fronts; such setback shall be used for landscaping or parking area.
 - (2) No part of the structure except uncovered steps, chimneys, eaves or a fence shall be located within the setback prescribed below:
 - Rear - 1. Ten (10) feet from the rear property line;
 - 11. Where the rear property line in an industrial zone abuts a residential zone or rural zone, twenty (20) feet from the rear lane, or rear property line;
 - Side - 1. Where there is no developed rear lane, ten (10) feet along one side of the property;
 - 11. Where a side property line in an Industrial Zone abuts a residential or rural zone, twenty (20) feet from that side of the property line. No storage or industrial activity shall be conducted within this setback.

- (3) In the case of a corner lot, no building or structure or part thereof except a fence, shall be located within ten (10) feet of a flanking street or highway.
- (4) No building or structure shall exceed fifty (50) feet in height.

1105. Screening

- (a) All industrial activity and storage not contained within a building shall be enclosed by a wall or a 'tight board' fence not less than six (6) feet high.
- (b) The provisions of this subsection do not apply to car, boat or trailer sales lots and gasoline service stations.

1106. Storage

Material not within a building shall be piled not higher than the enclosing wall or fence.

1107. Parking

Off-street parking shall be provided and maintained in accordance with the provisions of Schedule 'B'.

1108. Loading

Adequate space for loading, unloading and maneuvering of trucks shall be provided on the site and said trucks shall not, while parked, impede the movement of traffic.

DIVISION TWELVE * BOARD OF VARIANCE

1200 Establishment

The Board of Variance for the Village of Chase is hereby established and shall consist of three (3) members appointed in the manner provided by Section 708 of the Municipal Act.

1201. Secretary

The Secretary of the Board of Variance is the Municipal Clerk or such other person appointed by the Council and he shall keep minutes of the hearings, records of expenses incurred, and perform such other secretarial duties as may from time to time be required by the Chairman.

1202. Duties of The Board

- (1) The Board of Variance shall hear and determine any appeal:
 - (a) By a person who is aggrieved by a decision of any official charged with the enforcement of a zoning By-law or a By-law under Section (5) of Section 711 of the Municipal Act insofar as that decision relates to an interpretation of the By-law or By-laws or any portion thereof: and
 - (b) With respect to matters mentioned in Sub-section (4) of Section 705 of the Municipal Act; and

- (c) By an applicant for a permit who alleges that enforcement of a zoning regulation with respect to siting, size or shape of a building or of a structure would cause him undue hardship, in which case the Board may, to the extent necessary to give effect to its determination, exempt the applicant and subsequent owners of the building or structure from the applicable provisions of the zoning By-law; and
- (d) With respect to matters mentioned in Subsection (3) of Section 705 and Subsection (7) of Section 711 of the Municipal Act.

1203. Initiation of Appeal

- (a) Any person exercising the right of appeal shall mail to the Secretary a letter setting out in general terms the grounds upon which the appeal is made.
- (b) The appellant shall give an address to which all notices may be mailed.
- (c) The Secretary shall notify the Chairman and the Chairman shall set a date for the hearing of the appeal.
- (d) The Secretary shall, at least five (5) days before the hearing mail a notice stating the nature of the appeal and the time and place of the hearing to:
 - I. The members of the Board
 - II. The appellant at the address given by him; and
 - III. The owners and occupiers of all real property located adjacent to the property with respect to which the appeal is being heard.
- (e) Public notice of the hearing shall be given in the manner directed by the Board if the matter is deemed by the Board to be of sufficient importance.

1204. Procedure

- (1) A majority of the Board is a quorum.
- (2) The Chairman may from time to time appoint an Acting Chairman to preside in the absence of the Chairman.
- (3) The decision in writing of all or a majority of the members of the Board is the decision of the Board.
- (4) Procedures not otherwise provided for shall be as directed by the Board.

1205. Appeal

An appeal lies to a Judge of the County Court from a decision of the Board under clauses (a) and (b) of Section 1202 but all other decisions of the Board are final and binding.

READ A FIRST TIME THIS 27th DAY OF APRIL 1972.

READ A SECOND TIME THIS 11th DAY OF MAY 1972.

READ A THIRD TIME THIS 14th DAY OF FEBRUARY 1974.

Presented at a Public Meeting of the ratepayers of the Village of Chase

this 8th day of JUNE 1972.

RECONSIDERED AND ADOPTED THIS 16th DAY OF FEBRUARY 1974.



Mayor



Clerk

I hereby certify the foregoing to be a true and correct copy of By-law No. 67 as read a third time by Council on the 14th day of FEBRUARY 1974.

Dated this 20th day of FEBRUARY 1974.



Clerk

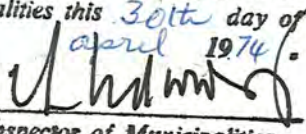
Approved by the Minister of Highways on the 5th day of APRIL 1973.

(Signed) "M. G. Elstan"
for Minister of Highways

I hereby certify the foregoing to be a true and correct copy of By-law No. 67 as adopted on the 16th day of FEBRUARY 1974.



Clerk

A true copy of By-law No. 67 registered in the office of the Inspector of Municipalities this 30th day of April 1974.

Deputy Inspector of Municipalities

SCHEDULE 'A'

MINIMUM SITE AREA REQUIRED IN EACH ZONE

Level of Service Provided

<u>ZONE USE</u>	<u>Community water and Community Sewer System</u>	<u>Community Water But no Community Sewer System</u>	<u>Neither Community Water or Sewer System</u>
1. Single Family Dwelling	6,000 sq. ft.	7,500 sq. ft.*	21,780 sq. ft.
(a) Each Additional Unit	1,500 sq. ft.	2,500 sq. ft.	21,780 sq. ft.
2. Combined Commercial plus One (1) Residential Use	3,000 sq. ft.	7,500 sq. ft.	21,780 sq. ft.
(a) Each Additional Dwelling Unit	3,000 sq. ft.	2,500 sq. ft.	21,780 sq. ft.
3. Hotel, Motel, Auto Court			
(i) Site Area	12,000 sq. ft.	21,780 sq. ft.	21,780 sq. ft.
(ii) Area Per Unit	1,200 sq. ft.	2,178 sq. ft.	4,356 sq. ft.
4. Gasoline Service Station	10,000 sq. ft.	10,000 sq. ft.	21,780 sq. ft.

* See Subdivision By-law

PAGE 1 OF
SCHEDULE 'B'

Off-Street Parking

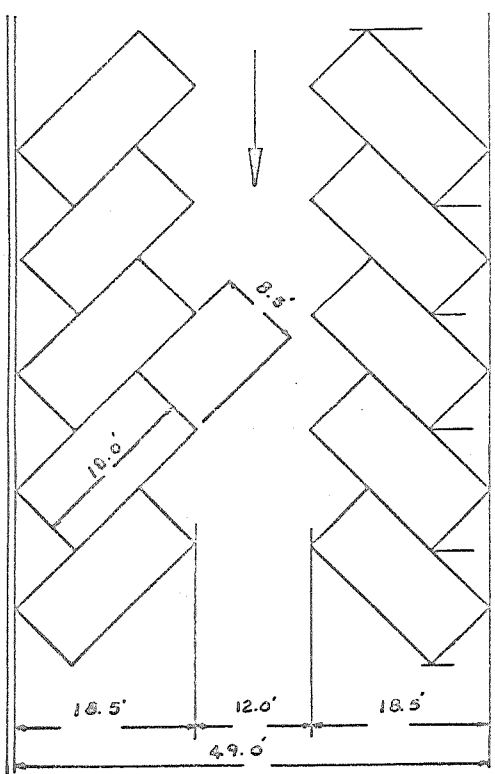
Off-street parking spaces for each building and use shall be provided in accordance with the following tables and diagram of standard dimensions.

<u>USE</u>	<u>PARKING REQUIREMENTS</u>
Detached house Duplex Row House Apartment House Motel and Auto Court	One parking space per sleeping or living unit
Hotel Boarding House	One parking space per two sleeping rooms
Store Office Restaurant	One parking space per 350 square feet of gross floor area or fraction thereof
Medical Clinic Dental Clinic	One parking space per 350 square feet of gross floor area or fraction thereof
Industrial Uses	One parking space per 2 persons employed
School Church Theatre	One parking space per 10 auditorium church seats, or per 15 of bench seating or fraction thereof, whichever is the greater

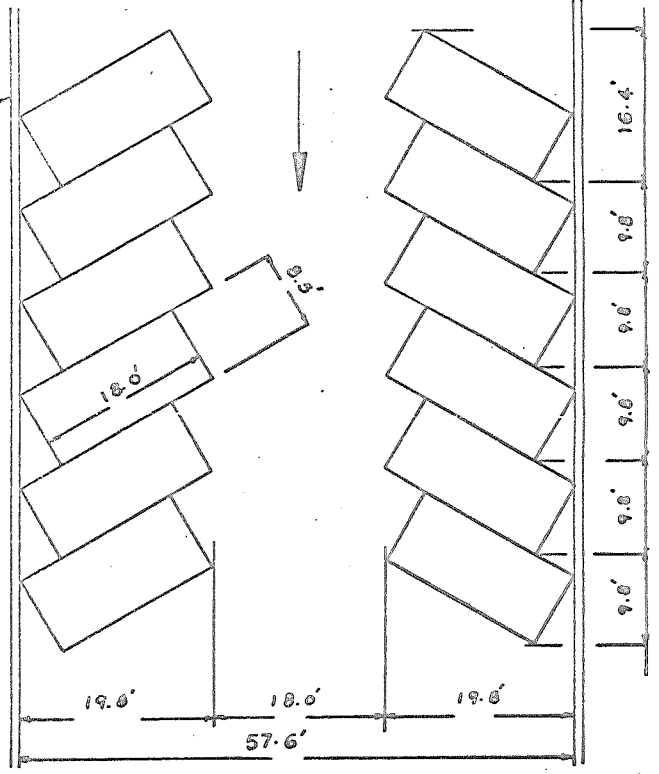
PAGE 2 OF
SCHEDULE 'B'

<u>USE</u>	<u>PARKING REQUIREMENTS</u>
Fraternal Buildings or Lodges	One parking space per 10 seats or one parking space per 100 square feet of floor area used for dancing or assembly, which- ever is the greater
Assembly Halls Auditoriums Community Halls or Dance Halls	One parking space per 100 square feet of floor area used for dancing or assembly
Public Libraries or Funeral Parlours	One parking space per 350 square feet of floor area used
Hospital	Two parking spaces per 3 patient beds
Nursing Home Rest Home	One parking space per 2 patient beds
Taxi Office	One parking space per each vehicle customarily operating from the office
Curling Rink Roller Rink Swimming Pool	One parking space per 500 square feet of gross floor area, plus one parking space per 10 spectator seats
Bowling Alley	Two parking spaces per alley
Billiard and Pool Halls	Two parking spaces per table

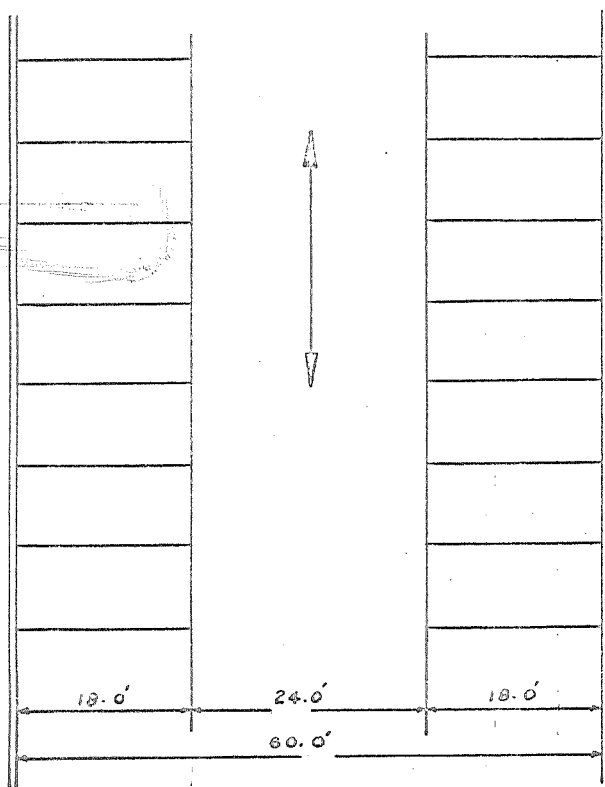
PAGE 3 OF
SCHEDULE 'B'



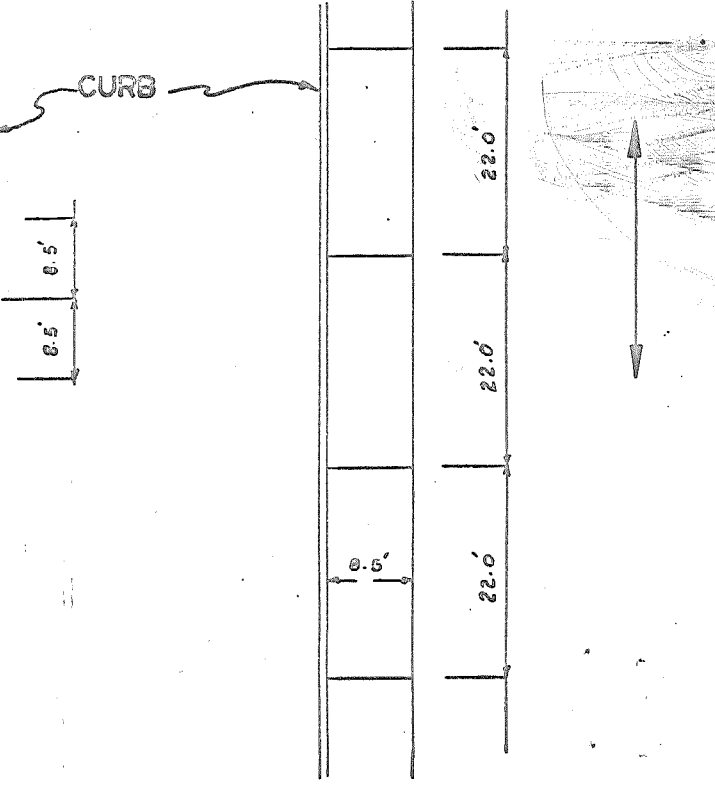
45° PARKING



60° PARKING



90° PARKING



PARALLEL PARKING

THOMPSON NICOLA REGIONAL PLANNING OFFICE
RECOMMENDED PARKING ARRANGEMENTS

M I

DESIGNED BY:-

DRAWN BY:-
T. QUAST

APPROVED BY:-
R. GAME

SCALE
1" = 20'

DATE
NOV. 20th/69