

VILLAGE OF CHASE

ZONING AMENDMENT BY-LAW NO. 126, 1975

A By-law of the Village of Chase to amend Zoning By-law No. 67, 1972, and to change the zoning classification of Lot "A", Plan 18755, District Lot 517, K.D.Y.D., from C.1 General Commercial to S.C.1 Senior Citizen Housing.

The Council of the Village of Chase, in open meeting assembled, enacts as follows:-

"Village of Chase Zoning By-law No. 67, 1972" is hereby amended by adding one zoning classification and regulations pertaining thereto, as follows:-

1. Page 7, DIVISION THREE - LAND USE ZONES
300 After "8. I.1 Industrial"
Add
"9. S.C.1 Senior Citizen Housing"
2. Amend the plan entitled "Zoning Map of the Village of Chase" to include the above stated zone, in accordance with Section 4 of this By-law.
3. Page 15, DIVISION ELEVEN - I.1 INDUSTRIAL
After "Division Eleven - I.1 Industrial, Paragraphs 1100 to 1108" inclusive,
Add the following new Section:-
"DIVISION ELEVEN-A - S.C.1 SENIOR CITIZEN HOUSING
1100-A Permitted Uses
(a) Multiple residential housing units for the exclusive use of senior citizens.
(b) Homecraft provided that the use is conducted by the resident and is confined to the interior of a dwelling and does not:
 - (1) create a nuisance by reason of sound, sight, smell or electrical interference,
 - (2) 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,
 - (3) involve material or products that produce flammable or explosive vapours or gases under ordinary temperatures,
 - (4) involve advertising or identification signs.1101-A 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 Dept. 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 twelve (12) feet of a rear lot line.
- (g) No part of accessory building shall be located within ten (10) feet of a rear lot line.

1102-A Sewerage 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 wastes to the satisfaction of the Medical Health Officer.

1103-A Lot Coverage

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

1104-A Floor Area

The minimum floor area for each suite or dwelling unit shall be 350 square feet.

1105-A Parking

A minimum of one off-street parking space shall be provided for every six suites, dwelling units, or portion thereof.

4. Under the Regulations contained in Zoning By-law No. 67 and the Amendments described in Zoning By-law No. 126 contained herein:-

- (a) The zoning classification of Lot "A", Plan 18755, District Lot 517, K.D.Y.D., as shown outlined in red on the attached plan, is hereby changed from C.1 General Commercial to S.C.1 Senior Citizen Housing.

5. This By-law may be cited as "Village of Chase Zoning Amendment By-law No. 126, 1975."

READ a first time this 22nd day of July , 1975 A.D.

READ a second time this 22nd day of July , 1975 A.D.

READ a third time this 22nd day of July , 1975 A.D.

Presented at a Public Meeting of the ratepayers of the Village of Chase this 7th day of August , 1975.

RECONSIDERED AND ADOPTED this 27th day of November , 1975.

S. Alex Brown
Mayor


[Signature]
Clerk

I hereby certify the foregoing to be a true and correct copy of By-law No. 126 as read a third time by Council on the 22nd day of July , 1975.


Dated this 8th day of August , 1975.


Clerk

Approved by the Minister of Highways on the 15th day of September , 1975.

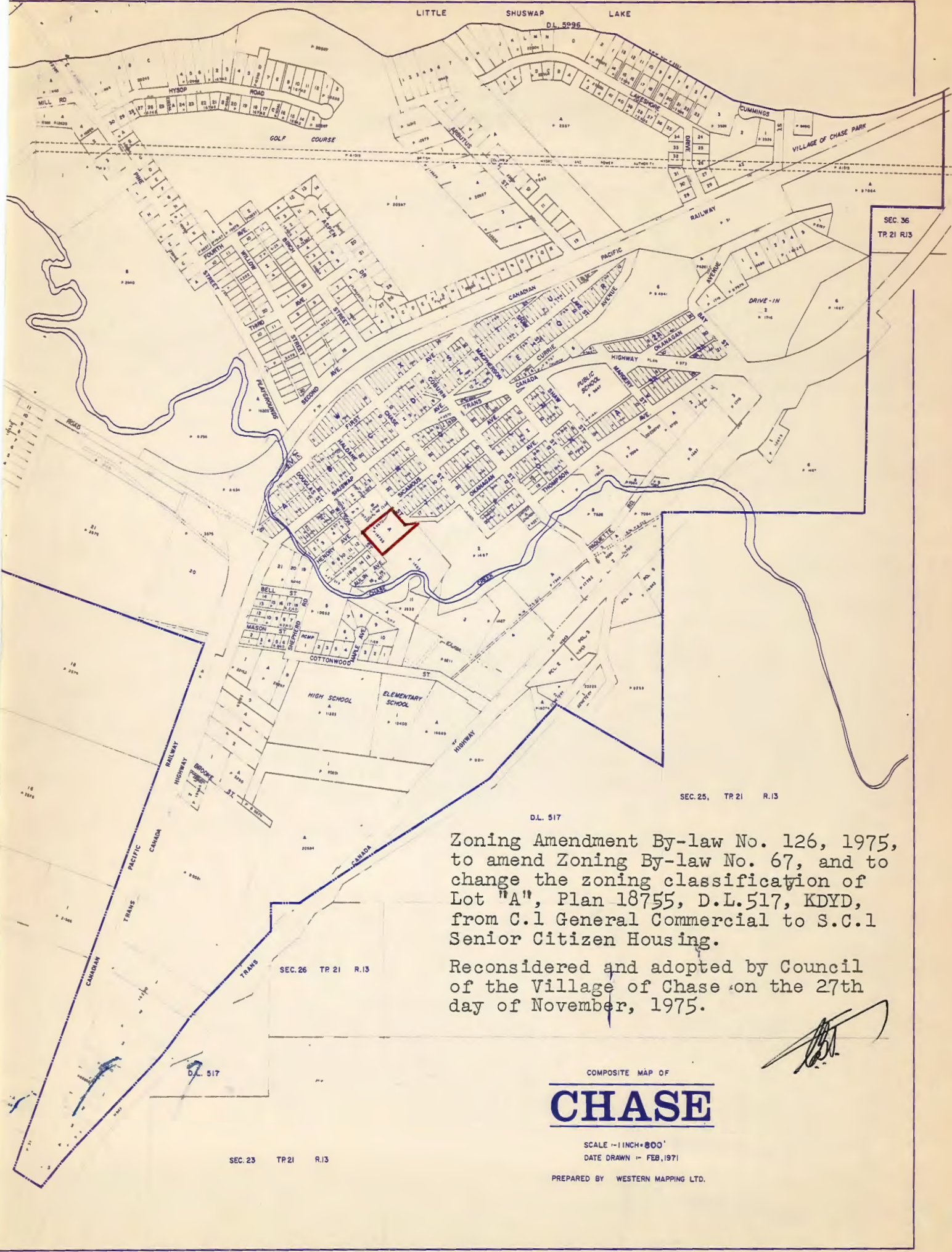

Minister of Highways

I hereby certify the foregoing to be a true and correct copy of By-law No. 126 as adopted on the 27th day of November , 1975.


Clerk

A true copy of By-law No. 126 registered in the office of the Inspector of Municipalities this 10th day of December 1975.


Assistant Deputy Inspector of Municipalities



Zoning Amendment By-law No. 126, 1975, to amend Zoning By-law No. 67, and to change the zoning classification of Lot "A", Plan 18755, D.L.517, KDYD, from C.1 General Commercial to S.C.1 Senior Citizen Housing.

Reconsidered and adopted by Council of the Village of Chase on the 27th day of November, 1975.

COMPOSITE MAP OF
CHASE

SCALE 1/4" = 100'
 DATE DRAWN - FEB, 1971

PREPARED BY WESTERN MAPPING LTD.

SEC. 23 TP 21 R.13

D.L. 517

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