

VILLAGE OF CHASE

BYLAW NO. 334

A BYLAW TO AMEND VILLAGE OF CHASE ZONING BYLAW NO. 264, 1983 BY ADDING A ZONE, SPECIFICALLY R.2A RESIDENTIAL DISTRICT, WITH THE USE OF SINGLE FAMILY DWELLINGS OR TOWNHOUSES ON ONE AND ONE-HALF ACRE PARCELS; AND TO CHANGE THE ZONING CLASSIFICATION OF LOT 1, PLAN 12512; LOT A, PLAN 12879; AND LOT 1, PLAN 13628, ALL OF DISTRICT LOT 517, KDYD TO THIS NEW ZONING CLASSIFICATION

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

1. Zoning Bylaw No. 264, 1983 is hereby amended by adding the following category to Residential zoning in Section 5.1, Designation of Districts, and Section 2.3A covering uses and density:

<u>"DISTRICT TITLE</u>	<u>SHORT DESIGNATION</u>
2.3(A) Limited Medium Density Residential	R.2A

This District provides for comprehensive residential development on large lots served by a community sanitary sewer system.

2.3(A)1 Uses Permitted

- (1) Single family dwellings.
- (2) Multiple family dwellings including townhouses.
- (3) Accessory buildings and uses.

2.3(A)2 Lot Area and Width

- (1) Each lot for a single family dwelling shall have an area of not less than 400 square metres (4305.6 square feet) and a width of not less than 12 metres (39.4 feet).
- (2) Each lot for multiple family dwelling shall have an area of not less than 6070 square metres (65,340 square feet) and a width of not less than 35 metres (114 feet) provided that for multiple family dwellings and townhouses containing five (5) or more dwelling units each lot shall have an area not less than 375 square metres (4036.5 square feet) per dwelling unit.

2.3(A)3 Front Yard

A front yard shall be provided of not less than 6 metres (19.7 feet) in depth. No parking shall be located within a required front yard.

2.3(A)4 Rear Yard

A rear yard shall be provided of not less than 6 metres (19.7 feet) in depth.

2.3(A)5 Side Yard

- (1) For single family dwellings, side yards shall be provided of not less than 1.5 metres (4.9 feet) in width, subject to the condition that in the case of a corner lot, the side yard adjoining the side street shall be not less than 3 metres (9.7 feet) in width.
- (2) For multiple family dwellings, no building shall be closer than 3 metres (9.8 feet) to the side lot line, subject to the condition that in the case of a corner lot, no building shall be closer than 4.5 meters (14.8 feet) to the side street line.

2.3(A)6 Usable Open Space

Usable open space shall be provided on the lot for each dwelling unit based on the following ratios:

- (1) 120 square metres (1291.7 square feet) for each 4-bedroom unit.
- (2) 90 square metres (968.8 square feet) for each 3-bedroom unit.
- (3) 55 square metres (592.0 square feet) for each 2-bedroom unit.
- (4) 20 square metres (215.3 square feet) for each 1-bedroom unit.
- (5) 15 square metres (161.5 square feet) for each bachelor unit.

The usable open space provided shall be a compact, level unobstructed area or areas with a lawn or turf cover or some other form of landscaping. The space shall have no dimension of less than 6 metres (19.7 feet) and no slope greater than 10 percent, and shall provide for the convenient use of the residents, greenery, recreational space, and other leisure activities normally carried on outdoors. Usable open space does not include areas used for parking, driveways, loading, storage, or sidewalks, but may include areas used for swimming pools, tennis courts, playgrounds, clubhouses, landscaped areas, and similar recreation facilities.

2.3(A)7 Required Services

All residential uses in the R.2A District shall be serviced by a community domestic water system and a community sanitary sewer system.

2.3(A)8 Height of Building

The height of a building shall not exceed 9 metres (29.5 feet) or two (2) storeys.

2.3(A)9 Off-Street Parking

Off-street parking shall be provided in accordance with Schedule VI of this bylaw."

2. The zoning classification on Lot 1, Plan 12512; Lot A, Plan 12879; and Lot 1, Plan 13628, all of District Lot 517, Kamloops Division Yale District, is hereby changed from R.1 Residential District to R.2A Residential District as shown on Schedule "A" attached hereto.
3. A Public Hearing will be held in accordance with Section 956 of the Municipal Act.
4. This bylaw may be cited as "Village of Chase Zoning Amendment Bylaw No. 334, 1986".

READ a FIRST time this 16<sup>th</sup> day of June, 1986.  
READ a SECOND time this 26<sup>th</sup> day of June, 1986.  
PUBLIC HEARING held this 27<sup>th</sup> day of July, 1986.  
READ a THIRD time this 28<sup>th</sup> day of July, 1986.  
RECONSIDERED and FINALLY ADOPTED this 29<sup>th</sup> day of July, 1986.

*Acting* Mayor *J. J. Linn*

Clerk *Agnes Sweet*

I hereby certify that this is a true copy of Bylaw No. 334 as adopted this 29<sup>th</sup> day of July, 1986.

Clerk *Agnes Sweet*

A true copy of By-Law No. 334 registered in the office of the Inspector of Municipalities this 26<sup>th</sup> day of August 1986.

Deputy Inspector of Municipalities *J. J. Callan*

SCHEDULE "A"

LITTLE SHUSWAP LAKE

D.L. 5996



This Schedule "A" is incorporated in and forms part of  
Bylaw No. 334, 1986

Certified Correct:

Agnes Sweet  
Clerk

