

VILLAGE OF CHASE

BY-LAW NO. 352

A By-Law to Establish Development Approval Procedures Under Part 29 of the Municipal Act

The Council of the Village of Chase in open meeting assembled, ENACTS AS FOLLOWS:

1. This By-Law shall be cited as "Village of Chase Development Approval Procedures By-Law No. 352, 1987".

2. Applications for the following shall be submitted to the Village of Chase and shall substantially be in the form of application attached hereto as Schedule "A":

- (a) amendments to Official Community Plans;
- (b) amendments to Zoning By-Laws;
- (c) the issuance of Development Variance Permits;
- (d) the issuance of Development Permits; or
- (e) the issuance of Temporary Commercial or Industrial Use Permits.

3. The application form must be fully completed and at the time of application, the applicant shall pay to the Village of Chase an application fee in the amount as set out in Schedule "B".

4. Processing of Applications

(a) Official Community Plan amendments and Zoning By-Law amendments shall be processed substantially as illustrated by the flowchart attached hereto as Schedule "C".

(b) Development Variance Permits and Development Permits shall be processed substantially as illustrated by the flowchart attached hereto as Schedule "D".

(c) Temporary Commercial or Industrial Use Permits shall be processed substantially as illustrated by the flowchart attached hereto as Schedule "E".

5. Form of Permit

(a) Development Variance Permits shall be substantially in the form of permit attached hereto as Schedule "F".

(b) Development Permits shall be substantially in the form of permit attached hereto as Schedule "G".

(c) Temporary Commercial or Industrial Use Permits shall be substantially in the form of permit attached hereto as Schedule "H".

6. Schedules "A", "B", "C", "D", "E", "F", "G", and "H" attached hereto are incorporated in and form part of this by-law.

READ A FIRST TIME THIS 28th day of May, 1987.

READ A SECOND TIME THIS 28th day of May, 1987.

READ A THIRD TIME THIS 11th day of June, 1987.

RECONSIDERED AND FINALLY ADOPTED THIS 24th day of September, 1987.

John M. Rampkewicz
MAYOR

Agnes Sweet
CLERK

I hereby certify the foregoing to be a true and correct copy of By-Law No. 352, cited as "Village of Chase Development Approval Procedures By-Law No. 352, 1987".
as adapted on September 24, 1987.

Agnes Sweet
CLERK

A true copy of By-Law No. 352
registered in the office of the Inspector
of Municipalities this 7th day of
October 1987.

[Signature]
Deputy Inspector of Municipalities

VILLAGE OF CHASE

PROPERTY OWNER'S NAME (Please Print)	AUTHORIZED AGENT OF OWNER (Please Print)
ADDRESS OF OWNER	ADDRESS OF AGENT
CITY/TOWN/VILLAGE	CITY/TOWN/VILLAGE
POSTAL CODE - TELEPHONE NO. -	POSTAL CODE - TELEPHONE NO. -

** FULL LEGAL DESCRIPTION OF EACH PROPERTY UNDER APPLICATION	APPROXIMATE AREA OF EACH LOT
** Please supply a current State of Title Certificate obtainable from Land Titles Office	TOTAL AREA

This is an application for:-

- An Official Community Plan Amendment
- Rezoning. If so, what is the proposed Zoning - _____
- A Development Variance Permit. What Section(s) require amending? _____
- A Development Permit
- A Temporary Commercial or Industrial Use Permit

Existing Zoning _____

Describe the existing use of the subject property:-

Describe the existing land use and buildings on all lots adjacent to and surrounding the subject property:-

- (a) North _____
- (b) East _____
- (c) South _____
- (d) West _____

Describe the proposed development of the subject property and any variances or amendments to existing plans, bylaws or permits that are necessary to accomplish the proposed development.

Describe the services available to the subject property or the possibility of providing services:

- (a) Roads _____
- (b) Water _____
- (c) Sewage Disposal _____
- (d) Others _____

Is the subject property subject to flooding? Yes No

0. This application must be fully completed and supported by the following documents:

- (a) A State of Title Certificate from the Land Titles Office.
- (b) A fee made payable to the Village of Chase as per Schedule "B" of Bylaw No. 352.
- (c) Two Plans to appropriate scale showing the following:-
 - i) boundaries and dimensions of subject property;
 - ii) size and location of existing and proposed building(s) on the site(s) including distances to the boundary lines of the property;
 - iii) location and name of road(s) adjacent to the property;
 - iv) north arrow and scale;
 - v) location of bodies of water adjacent to or on the site(s);
 - vi) topographic information in the form of contours or spot elevations;
 - vii) high water mark of any adjacent stream, river or lake;
 - viii) proposed subdivision layout showing the number and approximate location of lots; and
 - ix) any other information as required by the Clerk in order to obtain as much information as possible regarding the proposed development.

(d) Detailed description of access to the subject property, including:-

- i) traffic site plan;
- ii) name of the closest major highway;
- iii) point of intersection with access road; and
- iv) distances and landmarks.

11. Any other information or comments:-

I hereby declare the information contained herein is, to the best of my knowledge, factual and correct.

(Signature of Owner/Agent*)

(Date)

* (If agent is handling application, please supply authorization from owner)

This Schedule "A" is incorporated in and forms part of Bylaw No. 352, 1987

SCHEDULE "B"

FEEES

1. Every application for an amendment to an Official Community Plan shall be charged a fee of ONE HUNDRED Dollars (\$100).
2. Every application for amendment to the Zoning By-Law shall be charged a fee of TWO HUNDRED AND FIFTY Dollars (\$250).
3. Every application for an amendment to an Official Community Plan in conjunction with an application for amendment to the Zoning By-Law shall be charged a fee of THREE HUNDRED Dollars (\$300).
4. Every application for a Development Variance Permit or Development Permit shall be charged a fee of FIFTY Dollars (\$50).
5. Every application for a Temporary Commercial or Industrial Use permit shall be charged a fee of TWO HUNDRED Dollars (\$200).

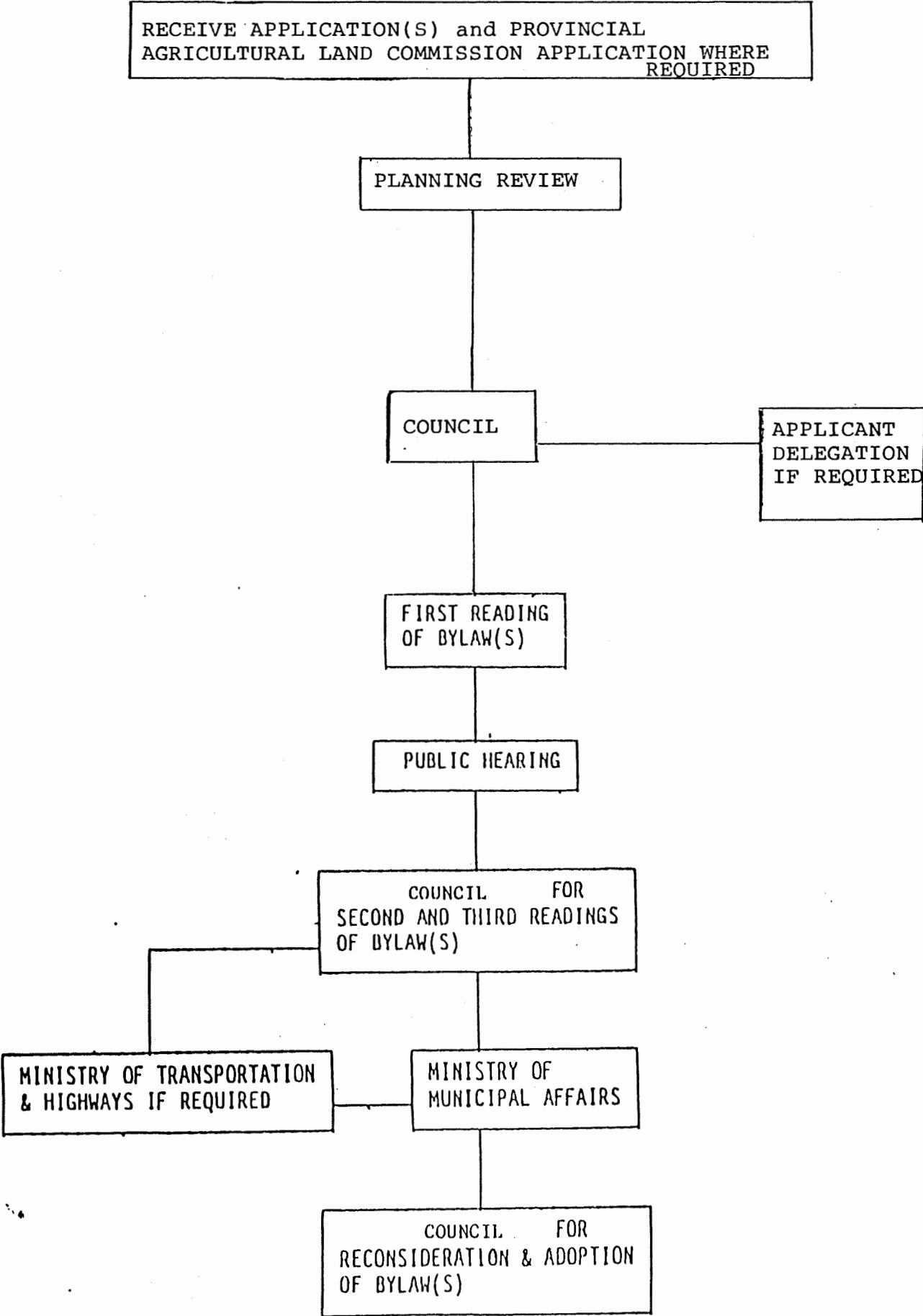
FEE PAYMENT AND REFUND PROCEDURE

- a) Every application shall be accompanied by the full payment as determined in accordance with the fee schedule.
- b) There shall be no refunds except when any of the following is refused or withdrawn prior to advertising the required notice in a newspaper:
 - (a) an application for amendment to an Official Community Plan; or
 - (b) an application for amendment to the Zoning By-Law;
 - (c) an application for a temporary commercial or industrial use permit.

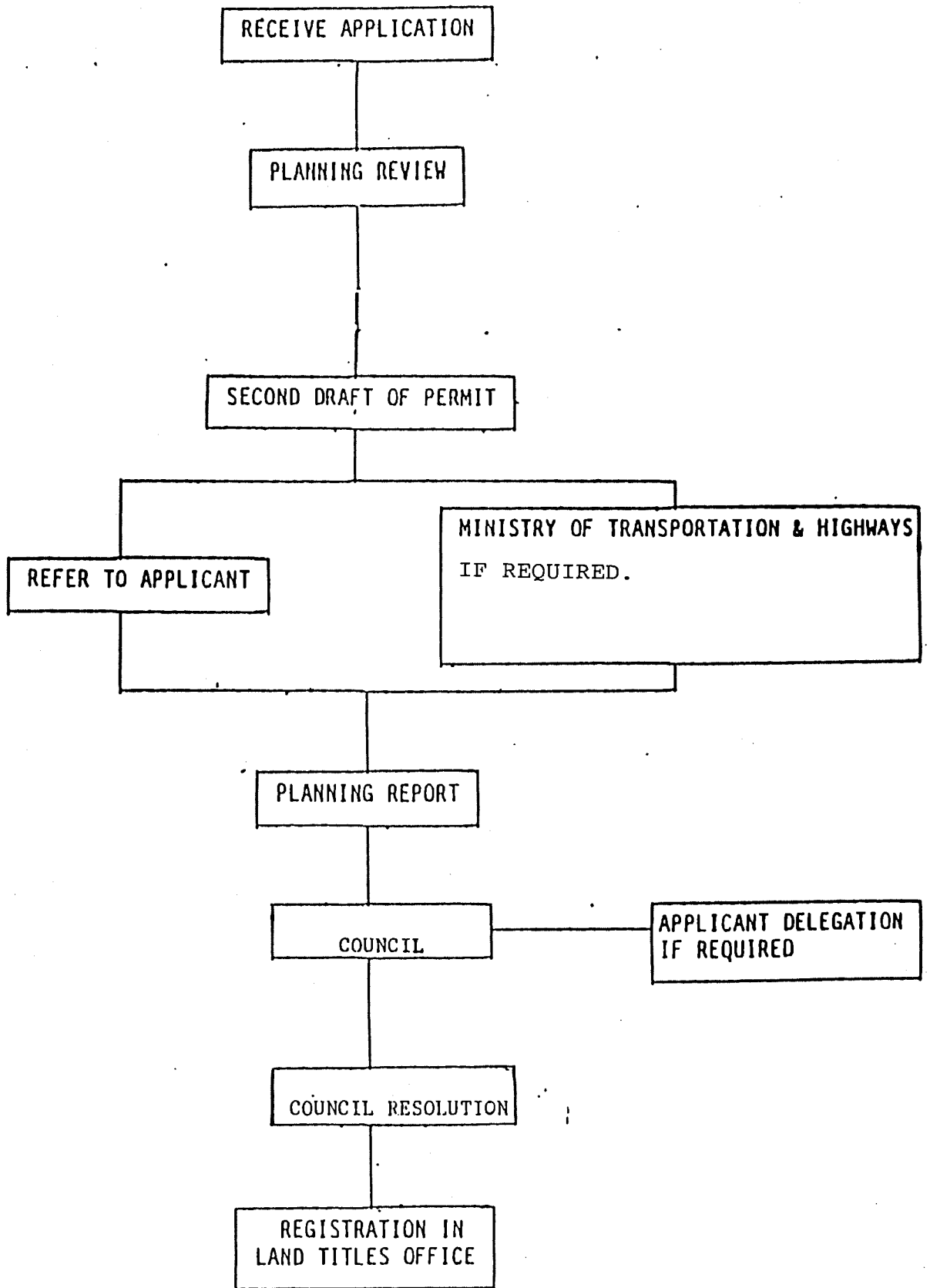
The amount of refund in the case of amendment under 2. above shall be TWO HUNDRED AND FIFTY (\$250) if the application is withdrawn before consideration of Council; and TWO HUNDRED Dollars (\$200) after consideration of Council; and TWO HUNDRED Dollars (\$200) should the application for rezoning be refused/rejected by Council prior to the authorization of Public Hearing.

This Schedule "B" is incorporated in and forms part of By-Law No. 352, 1987.

SCHEDULE "C"

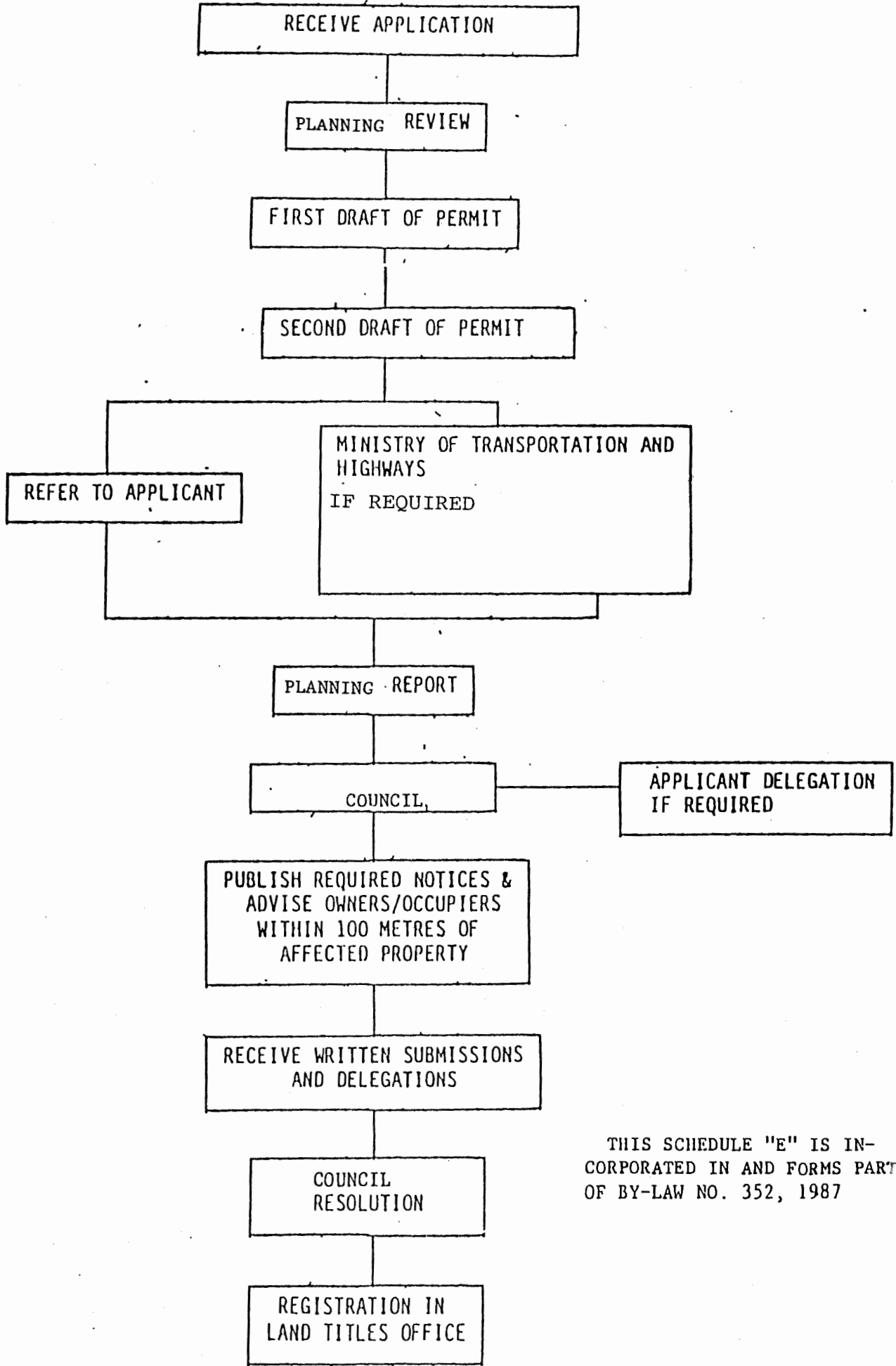


THIS SCHEDULE "C" IS INCORPORATED IN AND FORMS PART OF BY-LAW NO. 352, 1987.



THIS SCHEDULE "D" IS INCORPORATED IN AND FORMS PART OF BY-LAW NO. 352, 1987.

TEMPORARY COMMERCIAL OR INDUSTRIAL USE PERMIT APPROVAL PROCESS



THIS SCHEDULE "E" IS INCORPORATED IN AND FORMS PART OF BY-LAW NO. 352, 1987

VILLAGE OF CHASE

DEVELOPMENT VARIANCE PERMIT NO. _____

Permittee:

Address:

Application No.:

1. This Development Variance Permit is issued subject to compliance with all of the by-laws of the Village of Chase applicable thereto, except as specifically varied or supplemented by this Development Variance Permit.

2. This Development Variance Permit applies to and only to those lands within the Village of Chase described below, and any and all buildings, structures and other development thereon:-

as shown outlined in red on the map attached hereto as Schedule "A".

3. The Zoning By-Law and/or Subdivision Control By-Law of the Village of Chase are varied as follows:-

4. The development shall be carried out according to the following sequence:-

5. As a condition of the issuance of this Development Variance Permit, the Council is holding the security set out below to ensure that development is carried out in accordance with the terms and conditions of this Development Variance Permit. Should any interest be earned upon the security, it shall accrue to the Permittee and be paid to the Permittee if the security is returned. the condition of the posting of the security is that should the Permittee fail to carry out the development hereby authorized, according to the terms and conditions of this Development Variance Permit within the time provided, the Village of Chase may use the security to carry out the work by its servants, agents or contractors, and any surplus shall be paid over to the Permittee, or should the Permittee carry out the development permitted by this Development Variance Permit within the time set out above, the security shall be returned to the Permittee. There is filed accordingly:-

(a) An Irrevocable Letter of Credit in the amount of \$ _____;

(b) A Certified Cheque in the amount of \$ _____;

(c) A Bank Draft in the amount of \$ _____.

6. The land described herein shall be developed strictly in accordance with the terms and conditions and provisions of this Development Variance Permit and any plans and specifications attached to this Development Variance Permit which shall form a part hereof.

7. If the Permittee does not commence the development permitted by this Development Variance Permit within _____, of the date of the authorizations of this Development Variance Permit, this Development Variance Permit shall lapse.
8. Any application to amend this Development Variance Permit shall be considered as a new application.
9. This Development Variance Permit is not a Building Permit.

Site Plan Approved by the Minister of Transportation and Highways this _____ day of _____, 19__.

Authorizing resolution of Council passed this _____ day of _____, 19__

Certified Correct: -

CLERK

This Schedule "F" is incorporated in and forms part of By-Law No. 352, 1987.

VILLAGE OF CHASE

DEVELOPMENT PERMIT NO

Permittee:

Address:

Application No.:

1. This Development Permit is issued subject to compliance with all of the by-laws of the Village of Chase applicable thereto, except as specifically varied or supplemented by this Permit.
2. This Development Permit applies to and only to those lands within the Village of Chase described below, and any and all buildings, structures and other development thereon:-

as shown outlined in red on the map attached hereto as Schedule "A".

3. The Zoning By-Law and/or Subdivision Control By-Law of the Village of Chase are varied or supplemented as follows:

4. The development shall be carried out according to the following time schedule:-

5. As a condition of the issuance of this Development Permit, the Council is holding the security set out below to ensure that development is carried out in accordance with the terms and conditions of this Development Permit. Should any interest be earned upon the security, it shall accrue to the Permittee and be paid to the Permittee if the security is returned. The condition of the posting of the security is that should the Permittee fail to carry out the development hereby authorized, according to the terms and conditions of this Development Permit within the time provided, the Village of Chase may use the security to carry out the work by its servants, agents or contractors, and any surplus shall be paid over to the Permittee, or should the Permittee carry out the development permitted by this Development Permit within the time set out above, the security shall be returned to the Permittee. There is filed accordingly:-

(a) An Irrevocable Letter of Credit in the amount of \$ _____;

(b) A Certified Cheque in the amount of \$ _____;

(c) A Bank Draft in the amount of \$ _____.

6. The land described herein shall be developed strictly in accordance with the terms and conditions and provisions of this Development Permit and any plans and specifications attached to this Development Permit which shall form a part hereof.

7. If the Permittee does not commence the development permitted by this Development Permit within _____ of the date of the authorization of this Development Permit, this Development Permit shall lapse.

8. Any application to amend this Development Permit shall be considered as a new application.

9. This Development Permit is not a Building Permit.

Site Plan Approved by the Minister of Transportation and Highways this _____ day of _____, 19__.

Authorizing resolution of Council passed this _____ day of _____, 19__

Certified Correct: -

CLERK

This Schedule "G" is incorporated in and forms part of By-Law No. 352, 1987.

VILLAGE OF CHASE

TEMPORARY COMMERCIAL OR INDUSTRIAL USE PERMIT NO.

PERMIT FOR TEMPORARY _____ USE

Permittee:

Address:

Application No.:

1. This Temporary Use Permit is issued subject to compliance with all of the by-laws of the Village of Chase applicable thereto, except as specifically varied or supplemented by this Permit.
2. This Temporary Use Permit applies to and only to those lands within the Village of Chase described below, and any and all buildings, structures and other development thereon:-

as shown outlined in red on the map attached hereto as Schedule "A".

3. In addition to the existing provisions of Zoning By-Law No. 264, the following use(s) is(are) permitted:-

4. The above use(s) is/are subject to the following conditions:

5. As a condition of the issuance of this Temporary Use Permit, the Council is holding the security set out below to ensure that development is carried out in accordance with the terms and conditions of this Permit. Should any interest be earned upon the security, it shall accrue to the Permittee and be paid to the Permittee if the security is returned. The condition of the posting of the security is that should the Permittee fail to carry out the development hereby authorized, according to the terms and conditions of this Temporary Use Permit within the time provided, the Village of Chase may use the security to carry out the work by its servants, agents or contractors, and any surplus shall be paid over to the Permittee, or should the Permittee carry out the development permitted by this Temporary Use Permit within the time set out above, the security shall be returned to the Permittee. There is filed accordingly:-

(a) An Irrevocable Letter of Credit in the amount of \$ _____;

(b) A Certified Cheque in the amount of \$ _____;

(c) A Bank Draft in the amount of \$ _____.

6. The land described herein shall be developed strictly in accordance with the terms and conditions and provisions of this Temporary Use Permit and any plans and specifications attached to this Temporary Use Permit which shall form a part hereof.

7. This Temporary Use Permit expires on _____.

8. Any application to amend this Temporary Use Permit shall be considered as a new application.

9. This Temporary Use Permit is not a Building Permit.

Site Plan Approved by the Minister of Transportation and Highways this _____ day of _____, 19__.

Authorizing resolution of Council passed this _____ day of _____, 19__

Certified Correct: -

CLERK

This Schedule "H" is incorporated in and forms part of By-Law No. 352, 1987.