

VILLAGE OF CHASE

BYLAW NO. 397

A BYLAW TO AMEND ZONING BYLAW NO. 264, 1983

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

1. WHEREAS Section 2.5.4 (5) and (6) of Village of Chase Zoning Bylaw No. 264, 1983, conflicts with Village of Chase Mobile Home Park Bylaw 162,1978, Section 4.09: Setbacks;

THEREFORE, Section 2.5.4.(5) and (6) of Bylaw No. 264, 1983, are hereby deleted; and Section 2.5.4(7) is renumbered to 2.5.4.(5).

2. SECTION 6 - SUPPLEMENTARY REGULATIONS

6.5 - Accessory Buildings and Uses

6.5 (1) GENERAL:(c) Deleted.

(2) RESIDENTIAL: Deleted and the following regulations substituted:

a) An accessory building shall not exceed 5 meters (16.4 feet) in height nor one storey, but in no case shall the height of an accessory building exceed the height of the principal building.

b) The total combined floor area of the accessory buildings shall not exceed 10 percent of the area of the lot, but in no case shall the floor area of the accessory building exceed 65 square meters (699.67 square feet).

c) An accessory building in an R. District shall be located not closer than 1.5 meters (4.9 feet) to the rear and side property lines and not closer than the required front yard setback of the principal building.

d) The regulations governing accessory buildings specified in Clauses (a) to (c) inclusive, shall apply also to accessory buildings on corner lots, excepting that: i) An accessory building in an R District shall be located not closer to the side street than the side yard setback prescribed for the principal building in the district in which it is located.

e) The regulations governing accessory buildings specified in Clauses (a) to (d) inclusive, shall apply also to outdoor swimming pools, excepting that:

(i) the structure shall not be situated closer than 1 meter (3.3 feet) from any rear lot line.

(ii) the structure shall not be situated closer than 1 meter (3.3 feet) from any interior side lot line.

(iii) structures which do not project more than 0.6 meters (2.0 feet) above grade at any point may be allowed within required front or side street yard provided such structures:

(a) are not closer than 1.5 meters (4.9 feet) to any street line.

(b) are not closer than 1.5 meters (4.9 feet) to the principal building.

Each pool shall be located within a fenced yard or be surrounded by a fence, or equivalent barrier of not less than 1.5 meters (4.9 feet) in height, and gate closure and latch shall be provided.

(3) NON-RESIDENTIAL DISTRICTS (C & M)

(a) deleted.

(b) An accessory building shall be located not closer than 3 meters (9.8 feet) to the rear property line of an adjoining lot in an R District.

(c) An accessory building shall not exceed 5 meters (16.4 feet) in height if it is located within a required rear yard.

2. This bylaw may be cited as "Village of Chase Zoning Bylaw Amendment Bylaw No. 397, 1989".

READ A FIRST TIME THIS 27th DAY OF April, 1989.

READ A SECOND TIME THIS 27th DAY OF April, 1989.

READ A THIRD TIME THIS 25 DAY OF May, 1989.

RECONSIDERED AND ADOPTED THIS 15th DAY OF June, 1989.

[Signature]
Mayor

[Signature]
Clerk

Certified a true copy of Village of Chase Bylaw No. 397, 1989.

[Signature]
Clerk

A true copy of By-Law No. 397 registered in the office of the Inspector of Municipalities this 12th day of July 1989.

[Signature]
Deputy Inspector of Municipalities