

VILLAGE OF CHASE

BYLAW NO. 403  
10th Amendment

A BYLAW TO AMEND THE VILLAGE OF CHASE ZONING BYLAW NO. 264, 1983, by Clarifying the R - 2 & R - 3 Zones and uses permitted therein.

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WHEREAS THE Council of the Village of Chase has adopted the Village of Chase Zoning Bylaw No. 264, 1983;

AND WHEREAS the Council wishes to amend Bylaw No. 264 in order to clarify the R - 2 & R - 3 Zones and permitted uses therein;

NOW THEREFORE, the Council of the Village of Chase, in open meeting assembled, enacts as follows:

1. That Section 2.3 - Medium Density Residential District - R 2 be deleted in its entirety and a new section 2.3 - Medium Density Residential District - R2 be substituted therefore:

"2.3 MEDIUM DENSITY RESIDENTIAL DISTRICT - R2

This District provides for a higher density residential development than the R1 District, including low density multiple family developments.

2.3.1 Uses Permitted

- (1) Single family dwelling.
- (2) Two family dwelling.
- (3) Triplex
- (4) Quadraplex
- (5) Boarding, lodging or rooming houses subject to the regulations of the R 1 District.
- (6) Accessory buildings and uses.

2.3.2 Lot Area and Width

- (1) Each lot for a single family dwelling shall have an area of not less than 400 square meters (4305.6 sq.ft.) and a width of not less than 12 meters (39.4 feet.)
- (2) Each lot for a two family dwelling shall have an area of not less than 550 square meters (5920.2 sq.ft.) and a width of not less than 15 meters (49.2 feet), subject to the condition that each lot not served by a community sanitary sewer system shall have an area of 925 square meters (9956.6 sq.ft.) and a width of 20 meters (65.6 feet). Where a lot is subdivided for the purpose of allowing side by side units, the new lots so created shall contain not less than one-half (1/2) the minimum area and minimum width specified herein. The new lot line so created shall project in a straight line throughout the length of the lot.
- (3) Each lot for a Triplex or Quadraplex shall have an area of not less than 1000 square meters (10763.9 sq.ft) and a width of not less than 20 meters (65.6 feet).

2.3.3 Front Yard

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

2.3.4 Rear Yard

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

2.3.5 Side Yards

(1) For single family dwellings, side yards shall be provided of not less than 1.5 meters (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 meters (9.7 feet) in width.

(2) For two family dwellings, side yards shall be provided of not less than 1.5 meters (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 meters (9.8 feet) in width. For two family dwellings on lots subdivided for the purpose of allowing side by side units, an interior side yard between units shall not be required.

(3) For Triplex or Quadraplex, no building shall be closer than 3 meters (9.8 feet) to side lot line, subject to the condition that in case of a corner lot, no building shall be closer than 4.5 meters (14.8 feet) to the side street line.

2.3.6 Usable Open Space

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

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

The usable open space provided shall be a compact, level, unobstructed area or areas with a lawn of turf cover or some other form of landscaping. The space shall have no dimension of less than 6 meters (19.7 feet) and no slope greater than 10 per cent, 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, club houses, landscaped areas, and similar recreation facilities.

2.3.7 Required Services

All residential uses in the R2 District shall be services by a community domestic water system and a community sanitary sewer or an alternate method of collection and disposal subject to the approval of the Ministry of the Environment Health Branch.

2.3.8 Height of Building

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

2.3.9 Off-Street Parking

Off-Street parking shall be provided in accordance with "Schedule VI of this Bylaw."

2. That Section 2.4 High Density Residential District R - 3 be deleted in its entirety and a New Section 2.4 High Density Residential District R - 3 be substituted therfore:

"2.4 HIGH DENSITY RESIDENTIAL DISTRICT - R3

This district provides for higher density and Residential Development than a R - 2 District and provides for the construction of walk-up apartment buildings to a maximum of three (3) storeys in height.

2.4.1 Uses Permitted.

- 1) Two family dwellings, townhouses, triplex and quadraplex.
- 2) Apartment Buildings and townhouses.
- 3) Accessory Buildings and Uses.
- 4) Permitted buildings in this District may be grouped not withstanding, Section 6.1 (3).

2.4.2 Lot Area and Width

- 1) Each lot for a two family dwelling shall have an area of not less than 550 square meters (5920.2 sq.ft.) and a width of not less than 15 meters (49.2 feet), subject to the condition that each lot not served by a community sanitary sewer system shall have an area of 925 square meters (9956.6 sq.ft.) and a width of 20 meters (65.6 feet). Where a lot is subdivided for the purpose of allowing side by side units, the new lots so created shall contain not less than one-half (1/2) the minimum area and minimum width specified herein. The new lot line so created shall project in a straight line throughout the length of the lot.
- 2) Each lot for a multiple family dwelling shall have an area of not less than 1000 square meters (10763.9 sq.ft.) and a width of not less than 20 meters (65.6 feet) provided that for multiple family dwellings containing five (5) or more dwelling units, each lot shall have an area of not less than 240 square meters (2583.3 sq.ft.) per dwelling unit.

2.4.3 Floor Area Ratio

The maximum floor area ratio shall be 0.6.

2.4.4 Front Yard

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

2.4.5 Rear Yard

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

2.4.6 Side Yards

1) For two family dwellings, side yards shall be provided of not less than 1.5 meters (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 meters (9.8 feet) in width. For two family dwellings on lots subdivided for the purpose of allowing side by side units, an interior side yard between units shall not be required.

2) For multiple family dwellings, no building shall be closer than 3 meters (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.

2.4.7 Usable Open Space

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

- 1) 120 square meters (1291.7 sq.ft.) for each four bedroom unit.
- 2) 90 square meters (968.8 sq.ft) for each three bedroom unit.
- 3) 55 square meters (592.0 sq.ft) for each two bedroom unit.
- 4) 20 square meters (215.3 sq.ft) for each one bedroom unit.
- 5) 15 square meters (161.5 sq.ft) for each bachelor unit.

Usable open space provided shall be a compact, level unobstructed area or areas within a lawn or turf area or some other form of landscaping. The space shall have no dimension of less than 6 meters (19.7 feet) and no slope greater than 10%, and shall provide for the convenient use of the residents, greenery, recreation space, and other leisure activities normally carried outdoors. Usable open space does not include areas for parking, driveways, loading, storage, or sidewalks. It may include areas used for swimming pools, tennis courts, playgrounds, club houses, landscape areas, and similar recreation facilities.

2.4.8. Required Services

All residential uses in the R3 District shall be serviced by a community Domestic water system and a community sanitary sewer, or an alternate method of collection and disposal subject to the approval of the Ministry of the Environment Health Branch.

2.4.9 Height of Building

The height of a building shall not exceed 12 meters (39.4 feet) or three (3) storeys.

2.4.10 Off-Street Parking

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

3. This bylaw may be cited as "Village of Chase Zoning Amendment Bylaw No. 403 (10), 1989." (10th Amendment)

READ A FIRST TIME THIS 14th day of December, 1989.

READ A SECOND TIME THIS 14th day of December, 1989.

PRESENTED AT A PUBLIC HEARING this 25th day of January 1990.

READ A THIRD TIME THIS 25th day of January, 1990.

RECONSIDERED AND ADOPTED THIS 8th day of February, 1990.

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Mayor

\_\_\_\_\_  
Clerk

Certified a true copy of  
Bylaw No.403 (10), Village of Chase  
Zoning Amendment Bylaw.

\_\_\_\_\_  
Clerk

A true copy of By-Law No.  
registered in the office of the Inspector  
of Municipalities this 1st day of  
MARCH 19 90.

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Deputy Inspector of Municipalities