

**VILLAGE OF CHASE
BYLAW NO. 707 - 2008**

A BYLAW TO AMEND THE VILLAGE OF CHASE ZONING BYLAW NO. 683 - 2006

WHEREAS the Council of the Village of Chase has adopted the Village of Chase Zoning Bylaw No. 683 - 2006;

AND WHEREAS the Council of the Village of Chase deems it necessary to amend Bylaw No. 683;

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

1. This Bylaw may be cited for all purposes as "The Village of Chase Zoning Bylaw 635-2002 Amendment Whitfield Landing G.P. Ltd. Bylaw No. 707-2008".
2. "The Village of Chase Zoning Bylaw No. 683-2006, as amended, is hereby amended by zoning the lands marked "Subject Property" on the map attached hereto as Schedule "A" to "CD 702-2008 Residential and Resort Commercial Zone" and by amending the Village of Chase Zoning Map accordingly.
3. That this Bylaw shall apply only to those lands identified as "Subject Property" in Schedule "A" to this Bylaw and legally described as: That Part of District Lot 517 shown on Plan B256, excepting Plan B375 and A634.

READ A FIRST TIME THIS 22ND DAY OF APRIL, 2008

READ A SECOND TIME THIS 22ND DAY OF APRIL, 2008

PUBLIC HEARING HELD THIS 7TH DAY OF JULY, 2008

READ A THIRD TIME THIS 8TH DAY OF JULY, 2008

RECONSIDERED AND ADOPTED THIS 14TH DAY OF OCTOBER, 2008



Mayor

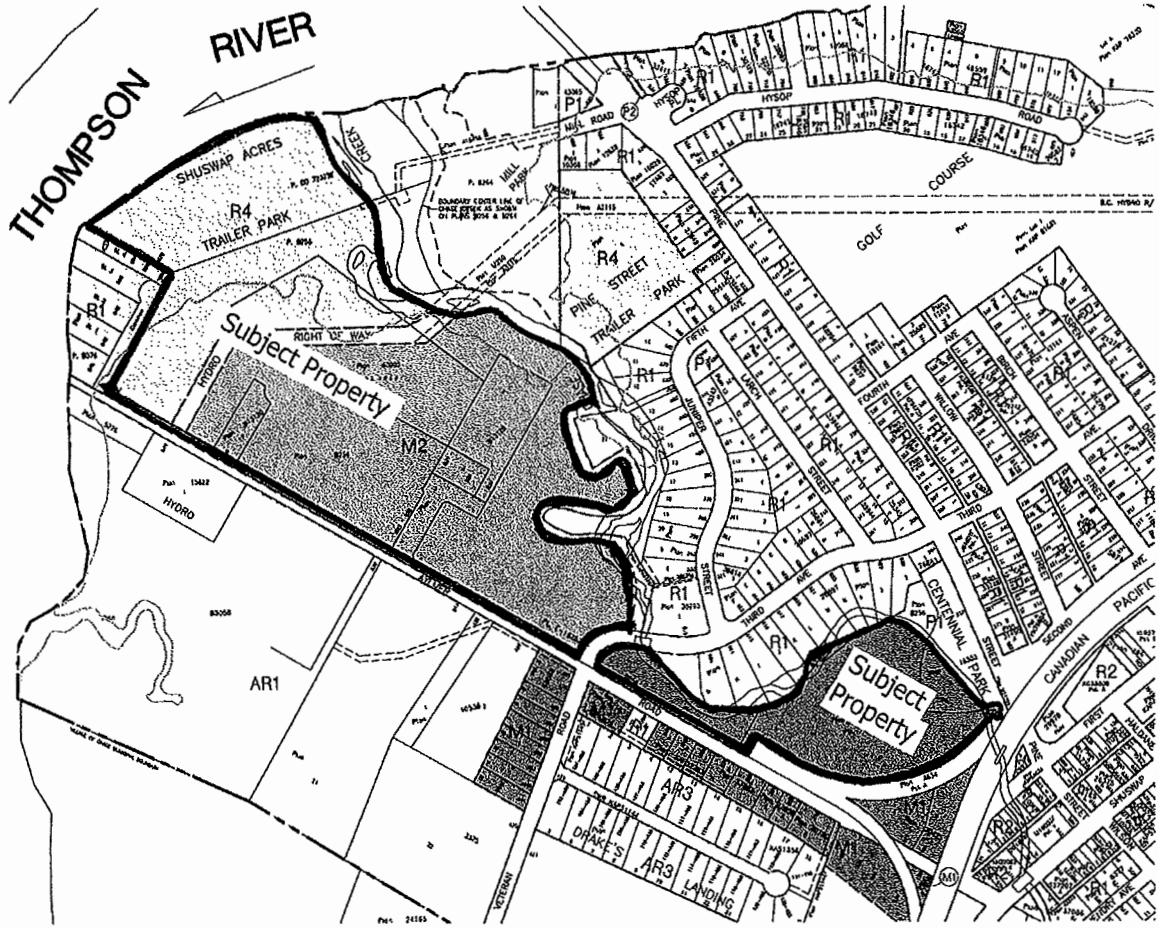


Corporate Administrator

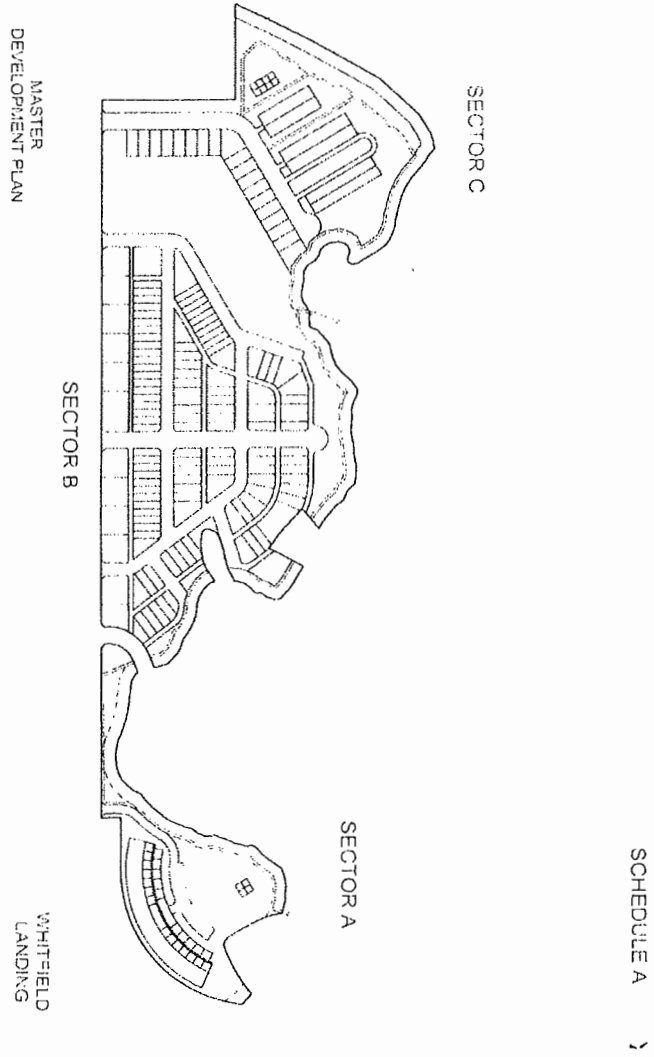
Certified a true copy of The Village of Chase Zoning Bylaw 635-2002 Amendment Whitfield Landing G.P. Ltd. Bylaw No. 707-2008

Corporate Administrator

Village of Chase Zoning Amendment Bylaw No. 707 – 2008 Schedule "A"



Village of Chase Zoning Amendment Bylaw No. 707 – 2008 Schedule "A"



SCHEDULE A



SECTOR A

R-3/HR - Multiple Family (High Density)

General:

The purpose of this regulation is to accommodate multiple family residential developments in building up to 12 storeys.

This zone is subject to all of the conditions and requirements of an R-3 High Density Residential Zone except as noted below.

Permitted Uses

"Multiple Family Residential"

"Home Occupation"

"Keeping of pets in accordance with the Village of Chase Animal Control Bylaw"

Maximum Building Height for:

Principal Building: 38.0 m. or 12 storeys, whichever is lesser.

Accessory Building: 7.5 m. or 2 storeys, whichever is lesser.

Maximum Density: Density shall not exceed 220 units for this sector.

SECTOR B

General:

The purpose of this regulation is to accommodate an expanded range of single family house types.

This zone is subject to all of the conditions of an R-1A Low Density Small Lot Residential Zone except as noted below.

Main soffit heights must not exceed 6.1 m. above finished grade for Principal Building, 2.5 m. above finished grade for Accessory Buildings.

First Floor must be a minimum of 0.6 m. above finished grade.

Maximum Density:

Density of this sector will not exceed 270 dwelling units including Coach House units.

R-1A/TH - Townhouse Zone

Permitted Uses:

"Townhouse"
"Accessory Use"
"Home Occupation"

Minimum Setback of principal building from:

Interior side parcel line	0.0 m
Exterior side parcel line	1.5 m

Minimum Setback of accessory use building from:

Interior side parcel line	0.0 m
Exterior side parcel line	1.5 m

Minimum Parcel Area: 200 m²

Minimum Parcel Frontage: 6.1 m.

Maximum Building Height for:

Principal Building:	9.5 m. or 2 storeys, whichever is lesser.
Accessory Building:	6.0 m. or 1 storey, whichever is lesser.

Maximum Density: Floor Area Ratio (FAR) shall not exceed 0.75 of site area

R-1A/SF - Small Lot Single Family

Permitted uses:

"Single Family Dwelling"

"Accessory Use"

"Home Occupation"

Minimum setback of principal building from:

Interior side parcel line 1.2 m

Exterior side parcel line 1.5 m

Minimum Setback of accessory use building from:

Interior side parcel line 1.2 m

Exterior side parcel line 1.5 m

Minimum Parcel Area: 283 m²

Minimum Parcel Frontage: 8.5m.

Maximum Building Height for:

Principal Building: 10.0 m. or 2 1/2 storeys, whichever is lesser.

Accessory Building: 6.0 m. or 1 storey, whichever is lesser.

Maximum Density:

Floor Area Ratio (FAR) shall not exceed 0.60 of Parcel Area

R-1A/CH - Single Family with Coach House

Permitted Uses:

"Single Family Dwelling"
"Secondary Dwelling Unit"
"Accessory Use"
"Home Occupation"

Minimum setback of principal building from:

Interior side parcel line 1.2 m
Exterior side parcel line 1.5 m

Minimum Setback of accessory use building from:

Interior side parcel line 1.2 m
Exterior side parcel line 1.5 m

Minimum Parcel Area: 330 m²

Minimum Parcel Frontage: 10.0 m.

Maximum Building Height for:

Principal Building: 10.8 m. or 2 1/2 storey, whichever is lesser.
Accessory Building: 9.8 m. or 2 storey, whichever is lesser.

Maximum Density:

Floor Area Ratio (FAR) shall not exceed 0.65 of Parcel size.

R-1A/RB - Single Family, Bungalow

Permitted Uses:

"Single Family Dwelling"
"Accessory Use"
"Home Occupation"

Minimum Parcel Area: Not applicable

Minimum Parcel Frontage: Not applicable

Maximum Building Height for:

Principal Building: 8.8 m. or 1 1/2 storey, whichever is lesser.
Accessory Building 6.1 m. or 1 storey, whichever is lesser.

Maximum Density:

Floor Area Ratio (FAR) shall not exceed 0.5 of the parcel area.

SECTOR C

RESORT COMMERCIAL

The purpose of this regulation is to accommodate a variety of residential forms, including hotel rooms, as well as compatible commercial uses which are normally considered as service commercial uses.

This zone is subject to all of the conditions and requirements of an R-3 High Density or the R-1A Small Lot Zone except as noted below.

R-3/RC TA Hotel

Permitted Uses:

"Tourist accommodation"

"Restaurant"

"Bar, lounge and/or pub"

"Spa"

"Fitness facilities"

"Retail uses occupying less than 150 m² per unit"

"Meeting and convention facilities"

"Accessory uses normally associated with Tourist Accommodation"

Maximum Building height for:

Principal building: 4 storeys

Accessory building: 1 storey

Maximum number of hotel rooms: 100

R-3/RC TH Townhouse

Permitted Uses:

"townhouse"

"home occupation"

"keeping of pets in accordance with the Village of Chase Animal Control Bylaw"

Maximum Building height for:

Principal building: 4 storeys

Accessory building: 1 storey

R-3/RC WL Townhouse

Permitted Uses:

"townhouse"

"home occupation"

"keeping of pets in accordance with the Village of Chase Animal Control Bylaw"

"studio or workshop of artisan or craftsman with limited retail sales"

"studio of architects, designers, graphic designers"

Maximum Building height for:

Principal building: 4 storeys

Accessory building: 1 storey

R-1A/PH Patio Home

Permitted Uses:

"single family dwelling"

"home occupation"

"keeping of pets in accordance with the Village of Chase Animal Control Bylaw"

Minimum Parcel Area: 450m²

Minimum Parcel Frontage: 15m

Maximum Building Height for:

Principal Building: 8.8 m. or 1 1/2 storey, whichever is lesser.

Accessory Building: 6.1 m. or 1 storey, whichever is lesser.

Maximum Density:

Floor Area Ratio (FAR) shall not exceed 0.5 of the parcel area.