

VILLAGE OF CHASE  
BYLAW NO. 722 - 2009

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 Zoning Amendment Bylaw No. 707 - 2008;

**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 "Village of Chase Zoning Bylaw No. 683, 2006, Amendment Bylaw No. 722 – 2009".
2. "The Village of Chase Zoning Bylaw No. 683-2006, as amended, is hereby further amended by zoning the lands marked "Subject Property" on the map attached hereto as Schedule "A" to "Comprehensive Development Mixed Use Residential" 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 Plans B375 and A634.
4. Village of Chase Zoning Bylaw 635-2002 Amendment Whitfield Landing G.P. Ltd. Bylaw No. 707-2008 is hereby repealed.

READ A FIRST TIME THIS 23<sup>rd</sup> DAY OF June, 2009

READ A SECOND TIME THIS 23<sup>rd</sup> DAY OF June, 2009

PUBLIC HEARING HELD THIS 7<sup>th</sup> DAY OF July, 2009

READ A THIRD TIME THIS 14<sup>th</sup> DAY OF July, 2009

RECONSIDERED AND ADOPTED THIS 14<sup>th</sup> DAY OF July, 2009

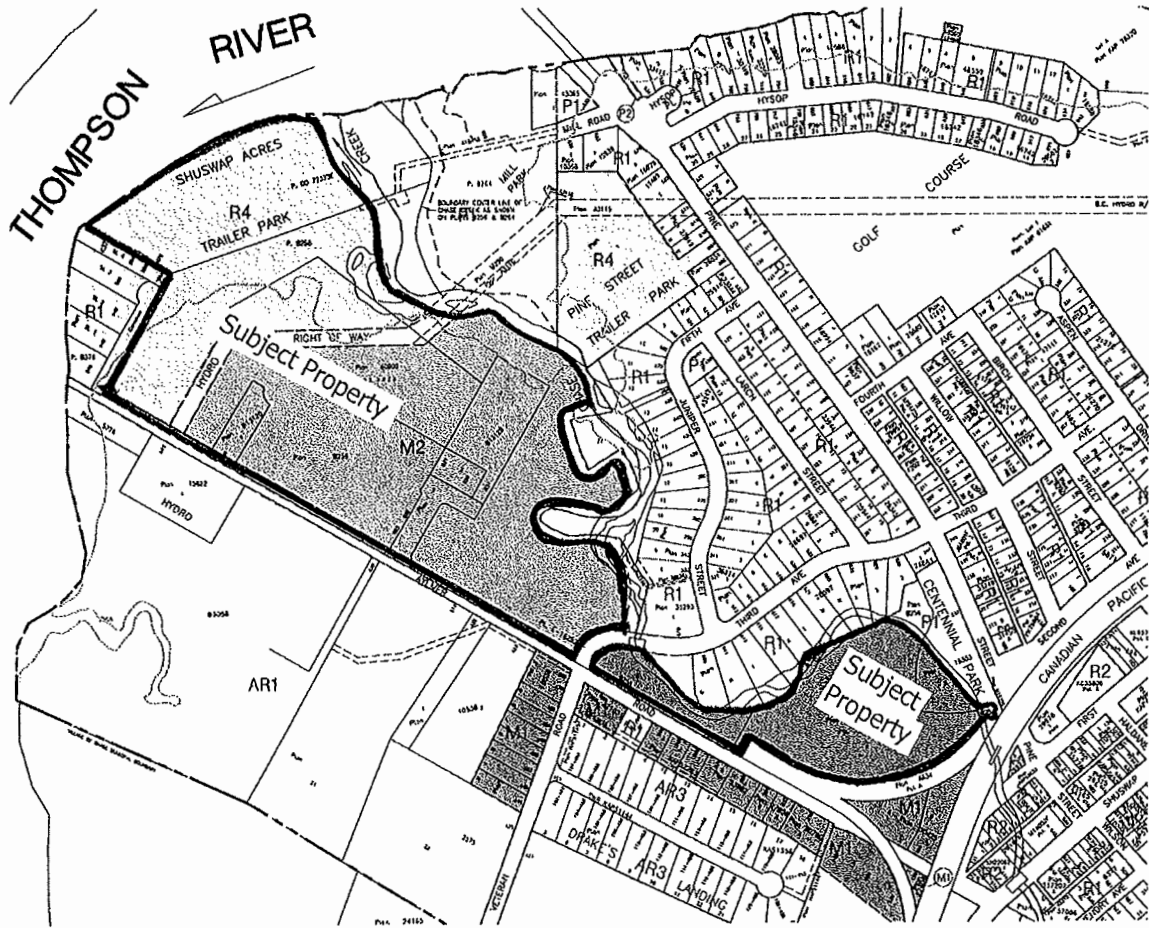
  
\_\_\_\_\_  
Mayor

  
\_\_\_\_\_  
Corporate Officer

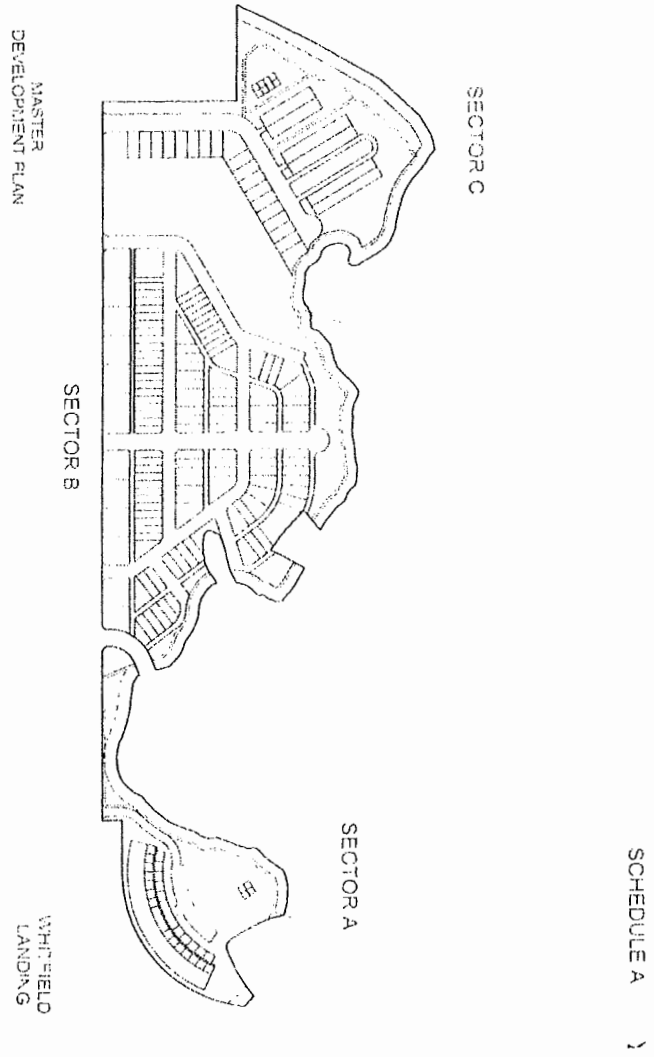
Certified a true copy of Village of Chase Zoning Bylaw Number 683, 2006, Amendment Bylaw No. 722 – 2009.

  
\_\_\_\_\_  
Corporate Officer

Village of Chase Zoning Amendment Bylaw No. 722 – 2009 Schedule "A"



Village of Chase Zoning Amendment Bylaw No. 722 – 2009 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 m<sup>2</sup>

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 m<sup>2</sup>

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 m<sup>2</sup>

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**

The purpose of this regulation is to accommodate single-family residential development.

**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 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-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: 450m<sup>2</sup>

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.