

**VILLAGE OF CHASE
BYLAW NO. 937-2024**

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. 683-2006;

AND WHEREAS the zoning amendment conforms to the Village of Chase Official Community Plan Bylaw No. 896, 2021 as amended from time to time;

AND WHEREAS the *Local Government Act*, Chapter 1, Part 14, Section 481.3 requires a local government to permit the use, and density of use necessary to accommodate at least one additional housing unit within a detached dwelling that would otherwise be a single-family dwelling, or within another building on the same parcel or parcels of land on which a detached single-family dwelling is located;

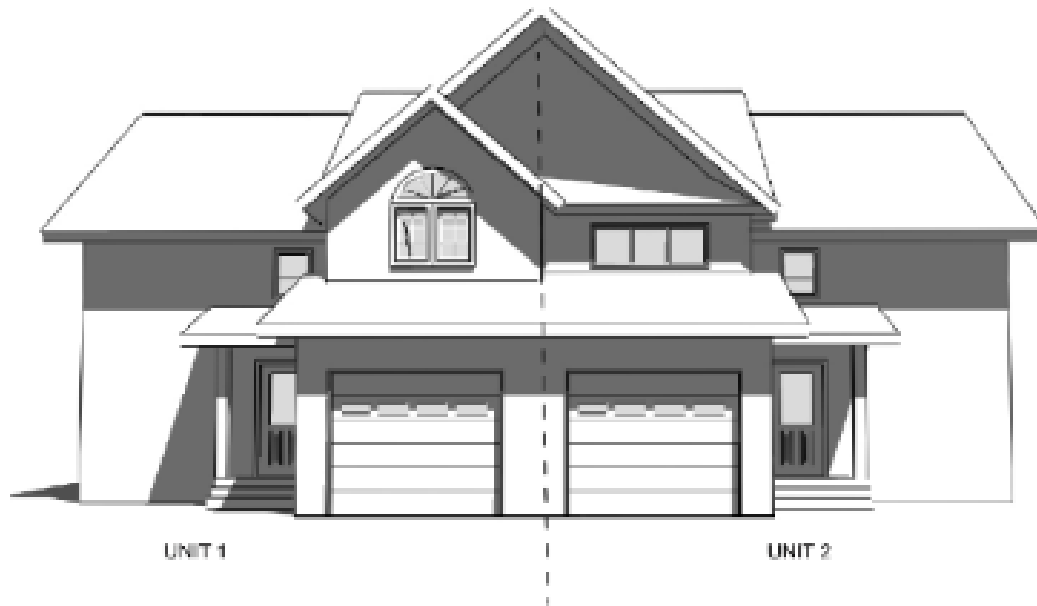
NOW THEREFORE, the Council of the Village of Chase in open meeting assembled enacts as follows:

1. This Bylaw shall be cited for all purposes as “Village of Chase Zoning Amendment Bylaw No. 937-2024”.
2. The following definitions are added to Section 2 – DEFINITIONS:

Semi-Detached Dwelling means one or two dwellings connected above finished grade and designed to accommodate two households living independently in separate Dwelling Units, side by side, or back to back, in adjacent real estate entities separated by a party wall, each having a separate entrance at, or near, finished grade.



Duplex means one or two dwellings connected above finished grade and designed to accommodate two households living independently in separate Dwelling Units, side by side, or above and below each other, each having a separate entrance at, or near, finished grade, all on a single real estate entity. A Duplex may be constructed as two (2) Dwelling Units at initial construction, or through the conversion of an existing building.



Attached Suite means an accessory dwelling unit compliant with the *BC Building Code*, having a total floor area of not more than 90 square metres, and occupying a floor space less than 40% of the habitable floor space in the Principal Building. It must be located within the Principal Building that contains only one other Dwelling Unit, and on a single real estate entity.

Detached Suite means a second storey Dwelling Unit located above a garage in a detached accessory building, ancillary to the Principal Building. The maximum total floor area must be not exceed 90 square metres in area and have a total floor space not exceeding 50% of the building.

3. The following definitions are amended in Section 2 – DEFINITIONS:

SHORT-TERM RENTAL means a Guest Suite, Guest Rooms, or part thereof in a residential zone wherein accommodation is offered for rent, or rented, as a transient accommodation business on a temporary basis of 90 days or less per occurrence. The maximum total floor area must be less than 90 square metres in area and have a total floor space less than 40% of the habitable floor space of the Principal Building.

SECONDARY SUITE means an Attached Suite

TWO FAMILY DWELLING means any building divided into two Dwelling Units, each of which is occupied or intended to be occupied as the permanent home or residence of one household. Duplex, and Semi-Detached Dwellings are Two Family Dwellings.

3. Section 4.7.2 is hereby amended by removing “R-1SS, Low Density Residential Secondary Suite”.
4. Table 14:4 is hereby amended by removing “R-1SS”.

5. Section 5 – Establishment of Zones is hereby replaced in entirety with:

SECTION 5 – ESTABLISHMENT OF ZONES

5.1 ESTABLISHMENT OF ZONES

The area within the boundaries of the Village of Chase shall be divided into the zones identified in column I and described in column II of Table 3.

TABLE 3: Establishment of Zones

Column I	Column II
Zones	Title Elaboration
AR-1	Agriculture
AR-2	Rural
AR-3	Agricultural Rural - Residential
R-1	Low Density Residential
R-1A	Low Density Small Lot Residential
R-2	Medium Density Residential
R-2A	Limited Medium Density Residential
R-3	High Density Residential
R-3A	Institutional Residential
R-4	Mobile Home Residential
R-5	Recreational Residential
CD-A	Comprehensive Residential
CD-C	Comprehensive Residential
C-1	General Commercial
C-2	Downtown Comprehensive Development
C-3	Service Commercial
C-4	Highway Commercial
C-5	Recreation Commercial
C-6	Local Commercial
C-7	Shopping Centre Commercial
C-8	Campground Commercial

M-1	Light Industrial
M-2	General Industrial
M-3	Resource/Heavy Industrial
P-1	Parks and Recreation
P-2	Public and Quasi-Public

6. Section 6.18 through 6.20, R-1SS Low Density Residential Secondary Suite is hereby eliminated.
7. AR-1 is hereby replaced with:

AR-1 AGRICULTURE

6.1 INTENT

The purpose of this zone is to identify lands that are within the Agricultural Land Reserve and to protect and enhance agricultural operations and other compatible land uses.

6.2 PERMITTED USES

The following uses and no others are permitted in the AR-1 zone:

- single family dwelling
- single family dwelling with attached suite
- single family dwelling with detached suite
- mobile home (subject to condition)
- home occupation
- agricultural use
- accessory use

6.3 REGULATIONS

On a parcel located in an area zoned as AR-1, no building or structure shall be constructed, located or altered, and no plan of subdivision approved which contravenes the regulations set out in the table below in which column I sets out the matter to be regulated and column II sets out the regulations.

Column I	Column II
Minimum setback:	
front parcel line	9 m
rear parcel line	9 m
interior side parcel line	3 m
exterior side parcel line	9 m
Minimum parcel area	
	2 ha

6.4 CONDITIONS OF USE

6.4.1 A Mobile Home may be placed on concrete pads with blocking or with a permanent foundation.

8. AR-3 is hereby replaced with:

AR-3 AGRICULTURAL RURAL - RESIDENTIAL

6.9 INTENT

The purpose of this zone is to identify lands which, by reasons of adequate drainage, sufficient supply of potable water, adequate sewage disposal system, proximity to urban services and freedom from hazardous conditions, are suited for low-density residential and limited agricultural uses.

6.10 PERMITTED USES

The following uses and no others are permitted in the AR-3 zone:

- single family dwelling
- single family dwelling with attached suite
- single family dwelling with detached suite
- accessory use including home occupation
- the keeping of a maximum 12 pigeons or 12 poultry, and a maximum of 1 horse or 1 cow or 1 sheep or 1 goat per 1500 m² of lot area
- kennel, in conjunction with residential use – maximum 3 dogs

6.11 REGULATIONS

On a parcel located in an area zoned as AR-3, no building or structure shall be constructed,

located or altered, and no plan of subdivision approved which contravenes the regulations set out in the table below in which column I sets out the matter to be regulated and column II sets out the regulations.

Column I	Column II
Maximum number of dwelling units	2 per parcel
Minimum setback of principal building from:	
front parcel line	6 m
rear parcel line	6 m
interior side parcel line	3 m
exterior side parcel line	6 m
Minimum setback of accessory use building from:	
front parcel line	6 m
rear parcel line	6 m
interior side parcel line	3 m
exterior side parcel line	6 m
Minimum parcel area	1,500 m ²
Minimum parcel frontage	25 m
Maximum building height for:	
principal building	9 m
accessory use building	10 m
Maximum floor area for accessory use building	180 m ²

9. R-1 is hereby replaced with:

R-1 LOW DENSITY RESIDENTIAL

6.12 INTENT

The purpose of this zone is to accommodate low density residential housing development with a maximum of two dwelling units.

6.13 PERMITTED USES

The following uses and no others are permitted in the R-1 zone:

- single-family dwelling
- single-family dwelling with attached suite
- single family dwelling with detached suite
- home occupation
- short-term rental
- accessory use

6.14 REGULATIONS

On a parcel located in an area zoned as R-1, no building or structure shall be constructed, located or altered, and no plan of subdivision approved which contravenes the regulations set out in the table below in which column I sets out the matter to be regulated and column II sets out the regulations.

Column I	Column II
Maximum number of dwelling units	2 per parcel
Minimum setback of principal building from:	
front parcel line	6 m.
rear parcel line	6 m.
interior side parcel line	1.5 m.
exterior side parcel line	3 m.
Minimum setback of accessory use building from:	
front parcel line	6 m.
rear parcel line	1.5 m.
interior side parcel line	1.5 m.
exterior side parcel line	3 m.
Minimum parcel area	550 m. ² *

Site Specific – See Below

Minimum parcel frontage	15 m.
-------------------------	-------

Maximum building height for:

principal building	9 m.
accessory use building	5 m.*

Minimum single family dwelling width	6 m.
--------------------------------------	------

Maximum secondary suite size	90 m. ²
------------------------------	--------------------

Maximum floor area for accessory use building	65 m. ²
---	--------------------

***Minimum Parcel Area – Site Specific**

For the following site only, the required minimum parcel area is 464.5 m.2:

(a) 237 Pine Street (Parcel Z, DL 517 KDYD, Plan 3479) as per Bylaw 578.

6.15 CONDITIONS OF USE

***6.15.1** The maximum height of a detached suite is eight metres (8 m.).

10. R-1A is hereby replaced with:

R-1A LOW DENSITY SMALL LOT RESIDENTIAL

6.15 INTENT

The purpose of this zone is to accommodate low density residential housing development with a maximum of two dwelling units on small lots of at least 370 m².

6.16 PERMITTED USES

The following uses and no others are permitted in the R-1A zone:

- single-family dwelling
- single-family dwelling with attached suite
- home occupation
- short-term rental
- accessory use

6.17 REGULATIONS

On a parcel located in an area zoned as R-1A, no building or structure shall be constructed, located or altered, and no plan of subdivision approved which contravenes the regulations set out in the table below in which column I sets out the matter to be regulated and column II sets out the regulations.

Column I	Column II
Maximum number of dwelling units	2 per parcel
Minimum setback of principal building from:	
front parcel line	4.5 m.
rear parcel line	4.5 m.
interior side parcel line	1.5 m.
exterior side parcel line	1.5 m.
Minimum setback of accessory use building from:	
front parcel line	4.5 m.
rear parcel line	1.5 m.
interior side parcel line	1.5 m.
exterior side parcel line	1.5 m.
Minimum parcel area	370 m. ²
Minimum parcel frontage	11 m.
Maximum building height for:	
principal building	9 m.
accessory use building	5 m.
Minimum single family dwelling width	6 m.
Maximum secondary suite size	90 m. ²
Maximum floor area for accessory use building	65 m. ²

11. R-2 is hereby replaced with:

R-2 MEDIUM DENSITY RESIDENTIAL

6.21 INTENT

The purpose of this zone is to accommodate medium density residential housing development with a minimum of two dwelling units.

6.22 PERMITTED USES

The following uses and no others are permitted in the R-2 zone:

- single-family dwelling with attached suite
- single family dwelling with detached suite
- semi-detached dwelling
- semi-detached dwelling with attached suite
- duplex housing
- multiple family dwelling
- home occupation
- short-term rental
- accessory use

6.23 REGULATIONS

On a parcel located in an area zoned as R-2, no building or structure shall be constructed, located or altered, and no plan of subdivision approved which contravenes the regulations set out in the table below in which column I sets out the matter to be regulated and column II sets out the regulations.

Column I	Column II
Minimum number of dwelling units	2 per parcel
Minimum setback of principal building from:	
front parcel line	6 m.
rear parcel line	6 m.
interior side parcel line	1.5 m.
exterior side parcel line	3 m.
Minimum setback of accessory use buildings from:	
front parcel line	6 m.
rear parcel line	1.5 m.
interior side parcel line	1.5 m.

exterior side parcel line	3 m.
Minimum parcel area for:	
two family dwelling	550 m. ²
multiple family dwelling	1,000 m. ²
Minimum parcel frontage for:	
two family dwelling	15 m.
semi-detached dwelling	7.5m per side
multiple family dwelling	20 m.
Maximum building height for:	
principal building	9 m.
accessory use building	5 m.*
Minimum principal building width	6 m.
Maximum density	35 dwelling units per ha. * <i>Site Specific – See Below</i>
Maximum secondary suite size	90 m. ²
Maximum floor area for accessory use building	65 m. ²

*** Site Specific**

- (a) For 417 Cottonwood Street (Lots 4 and 5, DL 517 KDYD, Plan 17158), the maximum number of dwelling units permitted thereon is seven (7).
- (b) For 413 Cottonwood Street (Lot A, DL 517, KDYD, Plan 27085 as shown on Plan B12499), the maximum number of dwelling units permitted thereon is four (4). (Amending Bylaw No. 811)
- (c) For 213 Bell Street (LOT 21 DISTRICT LOT 517 KAMLOOPS DIVISION YALE DISTRICT PLAN 6240), “Mobile Vending” is a permitted use as a home occupation notwithstanding Section 4.7.1.c. (Amending Bylaw No. 834)

6.24 CONDITIONS OF USE

6.24.1 Semi-detached Dwelling

Where a common wall is shared between two dwelling units on two separate parcels, the minimum setback of the principal building from the interior side parcel line is zero metres (0 m.).

6.24.2 Multiple Family Dwelling

The minimum setback from an interior side parcel line for a multiple family dwelling shall be 3 metres. The minimum setback from an exterior side parcel line for a multiple family dwelling shall be 4.5 metres.

***6.24.3** The maximum height of a detached suite is eight metres (8 m.).

12. All occurrences of the word 'principle' are hereby changed to 'principal'.
13. Numbering of sections are updated to reflect all changes, and any re-numbering will occur in sequence.
14. Schedule A, *Zoning Map*, of Zoning Bylaw No. 683-2006, is hereby amended in accordance with above.

READ A FIRST TIME THIS **28th** DAY OF **MAY, 2024**

READ A SECOND TIME THIS **28th** DAY OF **MAY, 2024**

READ A THIRD TIME THIS **28th** DAY OF **MAY, 2024**

Approved pursuant to section 52(3)(a) of the *Transportation Act*
this 31st day of May, 2024



for Minister of Transportation & Infrastructure

ADOPTED THIS **11th** DAY OF **JUNE, 2024**

David Lepsoe, Mayor

Sean O'Flaherty, Corporate Officer