

**Town of
Cormack
Land Use Zoning, Subdivision and
Advertisement Regulations
(Development Regulations)
Amendment No. 1, 2010**

Prepared for the

**Town of
Cormack**

by

**CBCL Limited
September, 2010**

**Urban and Rural Planning Act
Resolution to Adopt
Town of Cormack
Development Regulations
Amendment No. 1, 2010**

Under the authority of Section 16 of the *Urban and Rural Planning Act 2000*, the Town Council of Cormack adopts the Cormack Development Regulations Amendment No. 1, 2010.

Adopted by the Town Council of Cormack on the 22 day of November 2010.

Signed and sealed this 26 day of Nov^r, 2010.

Mayor:

Melvin Rideout

Clerk:

Tracey H. Smith

Canadian Institute of Planners Certification

I certify that the attached Development Regulations amendment has been prepared in accordance with the requirements of the *Urban and Rural Planning Act 2000*.

Mary Bishop

Mary Bishop, FCIP



**Urban and Rural Planning Act
Resolution to Approve
Town of Cormack
Development Regulations
Amendment No. 1, 2010**

Under the authority of sections 16, 17 and 18 of the *Urban and Rural Planning Act 2000*, the Town of Cormack

- a) Adopted the Cormack Development Regulations Amendment No. 1, 2010 on the 14 day of October, 2010.
- b) Gave notice of the adoption of the Cormack Development Regulations Amendment by advertisement in the *Western Star* on the 23 day and the 30 day of October, 2010.
- c) Set the 18 day of November at 7:30 p.m. at the Town Hall, Cormack, for the holding of a public hearing to consider objections and submissions.

Now under the authority of section 23 of the *Urban and Rural Planning Act 2000*, the Town Council of Cormack approves the Cormack Development Regulations Amendment No. 1, 2010 as adopted.

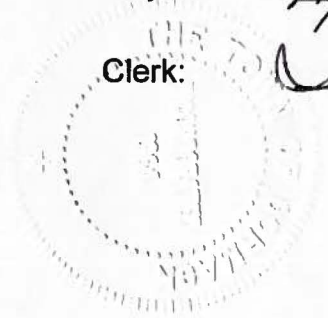
SIGNED AND SEALED this 06 day of November, 2010.

Mayor:

Melvin Rideout

Clerk:

Tracey Stewart



Development Regulations/Amendment	
<u>REGISTERED</u>	
Number	<u>1195-2011-003</u>
Date	<u>March 20. 2011</u>
Signature	<u>Cormack</u>

SCHEDULE A

Purpose

The purpose of the proposed Development Regulations amendment is to permit Consideration for the severance of agricultural land for Commercial Uses, eases the restrictions on General Industrial uses within the Rural Mixed Use Zone, and adds number of residential and business uses to the Rural Mixed Use Zone.

Amendment No. 1

1. Development Regulation 38 - Residential Development and Agriculture, Severances STATES:

"38. Residential Development and Agriculture, Severances

38.1 Residential Development

- (1) No residential development shall be allowed to impede the appropriate (Farm Practices Act) agricultural activities.
- (2) Subject to the approval of the Agrifoods Branch of the Department of Natural Resources, separation distances and other provisions that typically affect the location and type of agricultural activities in respect of residential development, and residential development in respect of agricultural activities, may not always apply.
- (3) Any permit for a dwelling or other residential development shall contain a provision to the effect that the applicant acknowledges that the person is residing in an agricultural area."

IS AMENDED (*with changes in italics*) TO STATE:

"38. Residential/*Commercial* Developments and Agriculture, Severances

38.1 Residential *and Commercial* Developments

- (1) No residential *or commercial* development shall be allowed to impede the appropriate (Farm Practices Act) agricultural activities.
- (2) Subject to the approval of the Agrifoods Branch of the Department of Natural Resources, separation distances and other provisions that typically affect the location and type of agricultural activities in respect of residential *or commercial* development, and residential *or commercial* development in respect of agricultural activities, may not always apply.

(3) Any permit for a *business*, a dwelling or other residential development shall contain a provision to the effect that the applicant acknowledges that the person is residing *or operating a business in an agricultural area.*"

2. Schedule C - Rural Mixed Zone - Permitted and Discretionary Use Classes, STATES:

ZONE TITLE	RURAL MIXED USE (RM)	(Cormack)
PERMITTED USE CLASSES - (see Regulation 89)		
Agriculture, Conservation, Forestry, Public Utility and Single Dwelling.		
DISCRETIONARY USE CLASSES - (see Regulations 23 and 90)		
Animal, Antenna, Bed and Breakfast and Boarding House, Campground, Cemetery, Commercial-Residential, Fire Station, General Industry associated with an agricultural or forestry use, Mineral Exploration, Mineral Working Outdoor Assembly, Outdoor and Indoor Market, Police Station, Recreational Open Space, Service Station and Utility.		

IS AMENDED (*with changes in italics*) TO STATE:

ZONE TITLE	RURAL MIXED USE (RM)	(Cormack)
PERMITTED USE CLASSES - (see Regulation 89)		
Agriculture, Conservation, Forestry, Public Utility and Single Dwelling.		
DISCRETIONARY USE CLASSES - (see Regulations 23 and 90)		
Animal, Antenna, <i>Apartment</i> , Bed and Breakfast and Boarding House, <i>Business and Personal Use</i> , Campground, Cemetery, Commercial-Residential, Fire Station, General Industry, <i>Group Mercantile</i> , Mineral Exploration, Mineral Working Outdoor Assembly, Outdoor and Indoor Market, Police Station, Recreational Open Space, Service Station and Utility.		

3. Schedule C - Rural Mixed Zone - Conditions - Condition 17, STATES:

"17. General Industry

- (1) General industry shall be restricted to the maintenance and repair of equipment, processing and storage related to agriculture, forestry or mineral working uses.
- (2) Unless the Town is satisfied that the general industry use will not create a nuisance and will not adversely affect the amenity of the surrounding area, the

Town shall require the provision of buffering by the developer to the satisfaction of the Town.”

IS AMENDED TO STATE:

“17. General Industry

- (1) General Industry uses shall not create a nuisance and not adversely affect the amenity of the surrounding area.
- (2) The Town shall require the provision of buffering by the developer to the satisfaction of the Town.”