

TOWN OF COME BY CHANCE

DEVELOPMENT REGULATIONS 2001 – 2011



DEVELOPMENT REGULATIONS

AMENDMENTS: Nos. DR 1 – 2015 to No. DR 8- 2015

AMENDMENTS TO:

SCHEDULE A – DEFINITIONS

SCHEDULE C – LAND USE ZONE TABLES

AND

LAND USE ZONING – MAP 2

April 2015

Tract Consulting Inc.



TOWN OF COME BY CHANCE
DEVELOPMENT REGULATIONS
AMENDMENTS No. DR 1 – 2015 to No. 8 – 2015

Introduction:

The Town of Come By Chance proposes to amend its Development Regulations 2001 - 2011. The Town Council wishes to amend its Development Regulations in order to respond to changing socio-economic circumstances; to better reflect the needs of local residents; and to deal with requests for new development and growth in a proactive manner. The proposed amendments reflect concurrent amendments to the Town of Come By Chance Council's for future growth and change.

Amendments proposed to the Development Regulations 2001 – 2011 are with respect to the following:

Schedule A – Definitions

- a. Backlot Development
- b. Daycare Centre or Day Nursery
- c. Home Childcare Services
- d. Modular Home
- e. Needs of Disabled and Elderly Persons

Schedule C – Use Zone Tables

- a. **Residential (RES)** – insert Backlot Development; and Modular Home as a Discretionary Use Class; Condition 7. - delete *Mobile/Mini Homes* and replace with *Modular Homes*; repeal Condition 8. Residential Mobile/Mini Home Parks;
- b. **Urban Reserve (UR)** – delete Urban Reserve and replace with Comprehensive Development Area
- c. **Mixed Development (MD)** – insert *Daycare Centres* as a Permitted Use Class with appropriate conditions; insert *Backlot Development*, and *Home Childcare Services*, as Discretionary Use Classes with appropriate Conditions; delete *Manufactured Housing* and replace with

Modular Housing, and delete Condition 7. Mobile /Mini Homes, and Residential Mobile Home Parks in their entirety

d. **Industrial General (IG)** – amend to include Condition 13. *Recreational Open Space*.

e. **Open Space Conservation** – amend *Condition 1. Recreational Open Space* to include trails.

Land Use Zoning - Map 2 – amend the following zoning designations on the Land Use

Zoning Map 2001 – 2011 as follows:

- From Rural to Mixed Development
- From Urban Reserve to Mixed Development
- From OSC to Mixed Development
- From Rural to Comprehensive Development Area

**URBAN AND RURAL PLANNING ACT
RESOLUTION TO APPROVE
TOWN OF COME BY CHANCE DEVELOPMENT REGULATIONS AMENDMENT
NO. 1 - 2015**

Under the authority of section 16, section 17 and section 18 of the *Urban and Rural Planning Act 2000*, the Town Council of Come By Chance:

- a) Adopted the Come By Chance Development Regulations Amendment No. 1 - 2015 on the 18th day of January, 2016.
- b) Gave notice of the adoption of the Town of Come By Chance Development Regulations Amendment 1 – 2015 by advertisement inserted on the 4th day and 11th day of February, 2016, in *The Packet* newspaper.
- c) Set the 18th day of February, 2016 at 4 p.m. at the Town Hall, Come By Chance, 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 Come By Chance approves the Town of Come By Chance Development Regulations Amendment No. 1 – 2015 as adopted.

SIGNED AND SEALED this 30th day of January, 2017

Mayor:

Keith Best

Clerk:

Jennifer Philpott

(Council Seal)

1135 - 2017 - 003
February 13, 2017
William

URBAN AND RURAL PLANNING ACT, 2000
RESOLUTION TO ADOPT
TOWN OF COME BY CHANCE DEVELOPMENT REGULATIONS AMENDMENT
No. DR 1- 2015

Under the authority of Section 16 of the *Urban and Rural Planning Act*, the Town of Come By Chance adopts the Town of Come By Chance Development Regulations Amendment No. DR 1 – 2015.

Adopted by the Town Council of Come By Chance on the 5th day of , 2015.

Signed and sealed this 6th day of May, 2015.

Mayor:

Keith Best

Keith Best

Town
Municipal
-Clerk:

Jennifer Philpott
Jennifer Philpott

(Council Seal)

CANADIAN INSTITUTE OF PLANNERS CERTIFICATION

I certify that the attached Town of Come By Chance Development Regulations Amendment No. DR 1 – 2015 has been prepared in accordance with the requirements of the *Urban and Rural Planning Act, 2000*.

MCIP:

Lydia Lewycky
Lydia Lewycky, MCIP, CSLA



Town of Come By Chance
Development Regulations 2001- 2011
Schedule A Definitions
Amendment No. DR 1 – 2015

Background:

Town Council wishes amend the Town of Come By Chance Development Regulations 2001 - 2011, Schedule A – Definitions. This amendment includes the addition of certain definitions that reflect current pressures for growth and change within the town, based on a changing and aging population.

The Town of Come By Chance Development Regulations, 2001 – 2011 is by adding and the following definitions to **Schedule A:**

- Backlot Development
- Daycare Centre or Day Nursery
- Home Childcare Services
- Modular Home
- Needs of Disabled and Elderly Persons

Schedule A

Backlot Development – means a lot that does not have frontage on an open, public street, or that has less than the required frontage as required by the Town of Come By Chance Development Regulations for minimum lot width; and is not less than 4.5 m wide and used for access.

Daycare Centre or Day Nursery – a building or part of a building in which services and activities are regularly provided to children of pre-school age during the full daytime period as defined under the *Childcare Services Act*, but does not include a school as defined by the *Schools Act*;

Home Childcare Services - means a service where not more than 6 children receive care in the home of the person providing the childcare

Modular Home – means a dwelling unit that is constructed in accordance with standards set forth in national and provincial building codes (or local building codes applicable to site-built homes) and composed of components substantially assembled in a manufacturing plant and transported to the building site for final assembly on a permanent foundation. Among other possibilities, a modular home may consist of two (or more) sections transported to the site on a flat-bed tractor trailer, or a series of panels or rooms transported on a truck and erected or joined together on the site, and does not include a mobile home, mini home, recreational travel trailer or recreational motor vehicle.

Needs of Disabled and Elderly Persons – means the provision of equal access to mobility impaired residents and senior citizens.

URBAN AND RURAL PLANNING ACT
RESOLUTION TO APPROVE
TOWN OF COME BY CHANCE DEVELOPMENT REGULATIONS AMENDMENT
No. DR 2 – 2015

Under the authority of Section 16, Section 17 and Section 18 of the *Urban and Rural Planning Act, 2000*, the Town Council of Come By Chance:

- a) Adopted the Come By Chance Development Regulations Amendment No. DR 2 - 2015 on the 18th day of January, 2016.

- b) Gave notice of the adoption of the Town of Come By Chance Development Regulations Amendment No. DR 2 – 2015 by advertisement inserted on the 4th day and the 11th day of February, 2016, in *The Packet* newspaper.

- c) Set the 18th day of February, 2016 at 4:00 p.m. at the Town Hall, Come By Chance, for the holding of a public hearing to consider objections and submissions.

Now under Section 23 of the *Urban and Rural Planning Act*, the Town Council of Come By Chance approves the Town of Come By Chance Development Regulations Amendment No. DR 2 – 2015 as adopted.

SIGNED AND SEALED this 21st day of NOV, 2016.

Mayor: Keith Best
Keith Best

Clerk (acting): Jennifer Philpott
Jennifer Philpott

(Council Seal)

~~1135-2017-003~~
February 13, 2017
Council

URBAN AND RURAL PLANNING ACT, 2000
RESOLUTION TO ADOPT
TOWN OF COME BY CHANCE DEVELOPMENT REGULATIONS AMENDMENT
No. DR 2- 2015

Under the authority of Section 16 of the *Urban and Rural Planning Act*, the Town of Come By Chance adopts the Town of Come By Chance Development Regulations Amendment No. DR 2 – 2015.

Adopted by the Town Council of Come By Chance on the 6th day of May, 2015.

Signed and sealed this 6th day of May, 2015.

Mayor:

Keith Best

Keith Best

Clerk:

Jennifer Philippott
Jennifer Philippott

(Council Seal)

CANADIAN INSTITUTE OF PLANNERS CERTIFICATION

I certify that the attached Town of Come By Chance Development Regulations Amendment No. DR 2 – 2015 has been prepared in accordance with the requirements of the *Urban and Rural Planning Act, 2000*.

MCIP:

Lydia Lewycky
Lydia Lewycky, MCIP, CSLA



Town of Come By Chance
Development Regulations 2001- 2011
Schedule C – Use Zone Tables
Amendment No. DR 2 – 2015

Background:

Town Council wishes amend the Town of Come By Chance Development Regulations 2001 – 2011, Schedule C – Use Zone Tables. This amendment includes the addition of certain Discretionary Use Classes, and the conditions under which those uses shall be allowed. The intent of this amendment is to accommodate growth and change within areas zoned Residential, based on a changing and aging population.

The Town of Come By Chance Development Regulations 2001- 2011, **Schedule C – Use Zone Tables, RESIDENTIAL (RES)** is amended by:

- A) by regarding to the list of Discretionary Uses permitted in the Residential (RES) Use Zone Table, Schedule C, as shown:

- B) by deleting with ~~strike out~~ and to the list of Discretionary Uses permitted in the RESIDENTIAL (RES) Use Zone Table, Schedule C, as shown:

- C) by deleting with ~~strike out~~ and to the list of Discretionary Uses allowed in the RESIDENTIAL (RES) Use Zone Table, Schedule C, as shown:

RESIDENTIAL (RES)

PERMITTED USE CLASSES –
(See Regulation 109)

- Conservation
- Double Dwelling
- Office *(See Condition 5b)*
- Single Dwelling *(See Condition 2)*

DISCRETIONARY USE CLASSES –
(See Regulation 109)

- Agriculture
- Antenna
- Apartment Building
-
- Boarding House Residential *(See Condition 6)*
- Business, Professional & Personal Service *(See Condition 5)*
- Childcare *(See Condition 4)*
- Convenience Store *(See Condition 3)*
- Educational
- Light Industry
- ~~Manufactured Housing (See Condition 7 & 8)~~
-
- Place of Worship
- Recreational Open Space
- Row Dwelling
- Utilities

Refer to Come By Chance Municipal Plan, Section 3.3.1 General Development Policies, and Section 3.3.4 Mixed Development Policies.

Conditions:

D) by deleting with ~~strikeout~~ text pertaining to Condition 2. Backlot Development; and as shown below:

Condition 2. Backlot Development

Notwithstanding Regulation 40, Part III – General Development Standards, Council may permit development of a single dwelling on a site without adequate road frontage on a street provided that:

The dwelling is ~~not at a distance of more than 30 m from a public street.~~

The lot is serviced with municipal water and sewer services

E) by deleting with ~~strikeout~~ text pertaining to Condition 7. Mobile/Mini Homes; and by as shown below:

Condition 7. Mobile/Mini Homes

A ~~An existing~~ mobile/mini home may be permitted ~~to continue~~ provided the structure meets the following conditions: ~~within three months from the date it arrives on the lot:~~

- ~~a) The home is placed on a permanent foundation or otherwise permanently supported and fixed, with wheels and axels removed, and shall be provided with a visible foundation or skirting acceptably similar in appearance to foundations of dwellings in the immediate area.~~
- ~~b) The home shall be new, certified as meeting construction standards specified above, or such prior standards, found on inspection to be in excellent condition and safe and fit for residential occupancy.~~
- ~~c) The exterior siding, trim material, and roofing is uniform and in good repair.~~
- ~~d) The dwelling and grounds are maintained and are in good repair.~~
- ~~e) The proposed installation of resold, or repurposed mobile or mini homes will be not be permitted.~~

C) Amend by adding text regarding **Condition 9. Modular Home** as shown below:

Condition 9. Modular Home

A modular home may be permitted provided the structure meets the following conditions within three months form the date it arrives on the lot:

- a) The home is placed on a permanent foundation and permanently supported and fixed to the foundation; and provided that the visible foundation is acceptably similar in appearance to foundations of dwellings in the immediate area.
- b) The home shall be new, certified as meeting construction standards set by the Canadian Standards Association (CSA).
- c) The exterior siding, trim material, and roofing is uniform and in good repair.

D) Amend by deleting with ~~strikeout~~ **Condition 8. Residential Mobile/Mini Home Parks**, in its entirety.

URBAN AND RURAL PLANNING ACT
RESOLUTION TO APPROVE
TOWN OF COME BY CHANCE DEVELOPMENT REGULATIONS AMENDMENT
No. DR 3 – 2015

Under the authority of Section 16, Section 17 and Section 18 of the *Urban and Rural Planning Act, 2000*, the Town Council of Come By Chance:

- a) Adopted the Come By Chance Development Regulations Amendment No. DR 3 - 2015 on the 18th day of January, 2016.

- b) Gave notice of the adoption of the Town of Come By Chance Development Regulations Amendment No. DR 3 – 2015 by advertisement inserted on the 4th day and the 11th day of February, 2016, in *The Packet* newspaper.

- c) Set the 18th day of February, 2016 at 4:00 p.m. at the Town Hall, Come By Chance, for the holding of a public hearing to consider objections and submissions.

Now under Section 23 of the *Urban and Rural Planning Act*, the Town Council of Come By Chance approves the Town of Come By Chance Development Regulations Amendment No. DR 3 – 2015 as adopted.

SIGNED AND SEALED this 21st day of NOV, 2016.

Mayor: Keith Best
Keith Best

Clerk (acting): Jennifer Philpott
Jennifer Philpott

(Council Seal)

1135-2017-003
February 13, 2017
Cowan

URBAN AND RURAL PLANNING ACT, 2000
RESOLUTION TO ADOPT
TOWN OF COME BY CHANCE DEVELOPMENT REGULATIONS AMENDMENT
No. DR 3- 2015

Under the authority of Section 16 of the *Urban and Rural Planning Act*, the Town of Come By Chance adopts the Town of Come By Chance Development Regulations Amendment No. DR 3 – 2015.

Adopted by the Town Council of Come By Chance on the ___th day of _____, 2015.

Signed and sealed this 6th day of May, 2015.

Mayor: Keith Best

Keith Best

Town Manager:
Clerk:

Jennifer Philpott

Jennifer Philpott

(Council Seal)

CANADIAN INSTITUTE OF PLANNERS CERTIFICATION

I certify that the attached Town of Come By Chance Development Regulations Amendment No. DR 3 – 2015 has been prepared in accordance with the requirements of the *Urban and Rural Planning Act, 2000*.

MCIP: Lydia Lewycky
Lydia Lewycky, MCIP, CSLA



**Town of Come By Chance
Development Regulations 2001- 2011
Schedule C – Use Zone Tables
Amendment No. DR 3 – 2015**

Background:

Town Council wishes amend the Town of Come By Chance Development Regulations 2001 - 2011, Schedule C – Use Zone Tables. Town Council wishes to amend **Urban Reserve (UR) to Comprehensive Development Area** in order to respond to changing social and economic circumstances in the town. The proposed Comprehensive Development Area (CDA) designation is intended to reserve and protect land for future development opportunities.

The Town of Come By Chance Development Regulations 2001- 2011, **Schedule C – Use Zone Tables, URBAN RESERVE (UR)** is amended by:

A) by deleting with strike out **Urban Reserve**, and as shown:

URBAN RESERVE	
<p>PERMITTED USE CLASSES – (See Regulation 109)</p> <ul style="list-style-type: none"> • Conservation 	<p>DISCRETIONARY USE CLASSES – (See Regulation 109)</p> <ul style="list-style-type: none"> • Antenna • Agriculture <i>(See Condition 1)</i> • Forestry <i>(See Condition 1)</i> • Mineral Working <i>(See Condition 1)</i> • Utilities

Refer to Come By Chance Municipal Plan, Sub-section 3.3.1 General Development Policies, and Sub-section 3.3.3 Comprehensive Development Area Policies.

Conditions:

B) by regarding and

as shown:

2. Development Plans

Before any development is permitted, a comprehensive Development Plan will be prepared by the developer and approved by Council in consultation with the Province. Subdivision plans must address specific concerns as outlined in the Come By Chance Municipal Plan 2001 – 2011, Sub-section 3.3.1 General Development Policies and Sub-section 3.3.3 Comprehensive Development Area.

3. Future Uses

The predominant future use of these areas shall be Mixed Development with discretionary uses as outlined under the Mixed Development Use Zone Table in these Regulations.

URBAN AND RURAL PLANNING ACT
RESOLUTION TO APPROVE
TOWN OF COME BY CHANCE DEVELOPMENT REGULATIONS AMENDMENT
No. DR 4 – 2015

Under the authority of Section 16, Section 17 and Section 18 of the *Urban and Rural Planning Act, 2000*, the Town Council of Come By Chance:

- a) Adopted the Come By Chance Development Regulations Amendment No. DR 4 - 2015 on the 18th day of January, 2016.

- b) Gave notice of the adoption of the Town of Come By Chance Development Regulations Amendment No. DR 4 – 2015 by advertisement inserted on the 4th day and the 11th day of February, 2016, in *The Packet* newspaper.

- c) Set the 18th day of February, 2016 at 4:00 p.m. at the Town Hall, Come By Chance, for the holding of a public hearing to consider objections and submissions.

Now under Section 23 of the *Urban and Rural Planning Act*, the Town Council of Come By Chance approves the Town of Come By Chance Development Regulations Amendment No. DR 4 – 2015 as adopted.

SIGNED AND SEALED this 21st day of NOV, 2016.

Mayor: Keith Best
Keith Best

Clerk (acting): Jennifer Philpott
Jennifer Philpott

(Council Seal)

1135-2017-003
February 13, 2017
Caldman

URBAN AND RURAL PLANNING ACT, 2000
RESOLUTION TO ADOPT
TOWN OF COME BY CHANCE DEVELOPMENT REGULATIONS AMENDMENT
No. DR 4- 2015

Under the authority of Section 16 of the *Urban and Rural Planning Act*, the Town of Come By Chance adopts the Town of Come By Chance Development Regulations Amendment No. DR 4 – 2015.

Adopted by the Town Council of Come By Chance on the 15 day of May, 2015.

Signed and sealed this 6th day of May, 2015.

Mayor:

Keith Best

Keith Best

Town Manager
Clerk:

Jennifer Philpott

Jennifer Philpott

(Council Seal)

CANADIAN INSTITUTE OF PLANNERS CERTIFICATION

I certify that the attached Town of Come By Chance Development Regulations Amendment No. DR 4 – 2015 has been prepared in accordance with the requirements of the *Urban and Rural Planning Act, 2000*.

MCIP:

Lydia Lewycky

Lydia Lewycky, MCIP, CSLA



Town of Come By Chance
Development Regulations 2001- 2011
Schedule C – Use Zone Tables
Amendment No. DR 4 – 2015

Background:

Town Council wishes amend the Town of Come By Chance Development Regulations 2001 – 2011, Schedule C – Use Zone Tables. The **Mixed Development** designation is intended to accommodate a range of uses to better suit the Town’s current needs and intentions for residential and commercial development. Town Council wishes to amend **Mixed Development (MD)** to allow greater flexibility for residential uses, such as backlot development; and more flexibility with respect to commercial opportunities such as home childcare services, and daycare centres as commercial ventures.

The Town of Come By Chance Development Regulations 2001- 2011, **Schedule C – Use Zone Tables, Mixed Development (MD)** is amended by the following:

- A) by adding regarding to the list of Permitted Use Classes in the Mixed Development (MD) Use Zone Table, Schedule C as shown:

- B) by adding regarding to the list of Discretionary Uses permitted in the Mixed Development (MD) Use Zone Table, Schedule C, as shown:

- C) by adding regarding to the list of Discretionary Uses permitted in the Mixed Development (MD) Use Zone Table, Schedule C, as shown:

- D) by deleting with strike-out ~~Manufactured Housing~~ and regarding to the list of Discretionary Uses permitted in the Mixed Development (MD) Use Zone Table, Schedule C, as shown:

MIXED DEVELOPMENT (MD)	
<p>PERMITTED USE CLASSES – (See Regulation 93)</p> <ul style="list-style-type: none"> • Business, Professional, and Personal Service • Childcare • Daycare Centre or Day Nursery (see Regulation 13, Part II, General Regulations) • Office • Recreational Open Space • Single Dwelling (See Condition 1) • Double Dwelling (See Condition 1) 	<p>DISCRETIONARY USE CLASSES – (See Regulation 93)</p> <ul style="list-style-type: none"> • Antenna • Apartment Building (See Condition 1) • Backlot Development (See Condition 11) • Boarding House Residential • Catering • Commercial Residential (See Condition 4) • General Assembly Division (All Use Classes) • Home Childcare Service (See Regulations 34 and 35 Part III, General Development Standards) • Light Industry (See Condition 6) • Manufactured Housing Modular Home (see Condition 12) • Medical Treatment and Special Care • Place of Worship • Recreational Open Space • Retail Sale and Display • Row Dwelling (See Condition 1) • Service Station (See Condition 10) • Theatre • Transportation • Utilities

Refer to Come By Chance Municipal Plan, Section 3.3.1 General Development Policies, and Section 3.3.4 Mixed Development Policies.

Conditions

E) Amend by adding text respecting **Condition 11. Backlot Development** as shown:

Condition 11. Backlot Development

Notwithstanding Regulation 40, Part III- General Development Standards, Council may permit development of a single dwelling on a site without adequate road frontage on a street provided that:

- c) The dwelling is no less than a minimum distance of 32m to a maximum of 91m from a public street.
- d) The lot is serviced with municipal water and sewer services or an approved and permitted private water well and septic system.

- e) A right-of-way of sufficient width to construct a public street is acquired to accommodate future development where such development is possible.
- f) Where there is no potential for additional development, the access easement shall be treated as a private driveway.
- g) The development will have no long-term implications for adjacent lands.

F) Amend by deleting with ~~strike-out~~ **Condition 7. Mobile/Mini Homes** in its entirety as shown:

Condition 7. ~~Mobile Homes~~

~~Mobile Homes will be limited to development on single lots according in accordance with Condition 7 of the Residential Use Zone Table.~~

G) Amend by **adding text** respecting **Condition 12. Modular Home** as shown below:

Condition 12. Modular Home

A modular home may be permitted provided the structure meets the following conditions within three months form the date it arrives on the lot:

- a) The home is placed on a permanent foundation and permanently supported and fixed to the foundation; and provided that the visible foundation is acceptably similar in appearance to foundations of dwellings in the immediate area.
- b) The home shall be new, certified as meeting construction standards set by the Canadian Standards Association (CSA).
- c) The exterior siding, trim material, and roofing is uniform and in good repair.

URBAN AND RURAL PLANNING ACT
RESOLUTION TO APPROVE
TOWN OF COME BY CHANCE DEVELOPMENT REGULATIONS AMENDMENT
No. DR 5 – 2015

Under the authority of Section 16, Section 17 and Section 18 of the *Urban and Rural Planning Act, 2000*, the Town Council of Come By Chance:

- a) Adopted the Come By Chance Development Regulations Amendment No. DR 5 - 2015 on the 18th day of January, 2016.

- b) Gave notice of the adoption of the Town of Come By Chance Development Regulations Amendment No. DR 5 – 2015 by advertisement inserted on the 4th day and the 11th day of February, 2016, in *The Packet* newspaper.

- c) Set the 18th day of February, 2016 at 4:00 p.m. at the Town Hall, Come By Chance, for the holding of a public hearing to consider objections and submissions.

Now under Section 23 of the *Urban and Rural Planning Act*, the Town Council of Come By Chance approves the Town of Come By Chance Development Regulations Amendment No. DR 5 – 2015 as adopted.

SIGNED AND SEALED this 21st day of NOV, 2016.

Mayor: Keith Best
Keith Best

Clerk (acting): Jennifer Philpott
Jennifer Philpott

(Council Seal)

1135-2017-003
February 13, 2017
Caldwell

URBAN AND RURAL PLANNING ACT, 2000
RESOLUTION TO ADOPT
TOWN OF COME BY CHANCE DEVELOPMENT REGULATIONS AMENDMENT
No. DR 5- 2015

Under the authority of Section 16 of the *Urban and Rural Planning Act*, the Town of Come By Chance adopts the Town of Come By Chance Development Regulations Amendment No. DR 5 – 2015.

Adopted by the Town Council of Come By Chance on the 18 day of July, 2015.

Signed and sealed this 6th day of May, 2015.

Mayor:

Keith Best

Keith Best

~~Town Manager~~
Clerk:

Jennifer Philpott
Jennifer Philpott

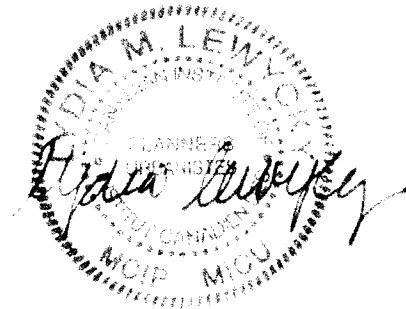
(Council Seal)

CANADIAN INSTITUTE OF PLANNERS CERTIFICATION

I certify that the attached Town of Come By Chance Development Regulations Amendment No. DR 5 – 2015 has been prepared in accordance with the requirements of the *Urban and Rural Planning Act, 2000*.

MCIP:

Lydia Lewycky
Lydia Lewycky, MCIP, CSLA



**Town of Come By Chance
Development Regulations 2001- 2011
Schedule C – Use Zone Tables
Amendment No. DR 5 – 2015**

Background:

Town Council wishes amend the Town of Come By Chance Development Regulations 2001 - 2011, Schedule C – Use Zone Tables. The **Industrial General** designation allows passive open space recreational uses. The intent of the amendment is to define these uses and ensure the protection of trails from adjacent uses through the addition of buffers.

The Town of Come By Chance Development Regulations 2001- 2011, **Schedule C – Use Zone Tables, Industrial General (IG)** is amended by the following:

- A)** by [redacted] regarding [redacted] to the list of Discretionary Use Classes in the Industrial General (IG) Use Zone Table, Schedule C as shown:

INDUSTRIAL GENERAL (IG)	
Permitted Use Classes – (See Regulation 93) <ul style="list-style-type: none"> • Apartment (See Condition 2) • General Industry • Light Industry • Office • Service Station (See Condition B) 	Discretionary Use Classes – (See Regulations 12 Part II and 94) <ul style="list-style-type: none"> Antenna Shops (See Condition 2) Catering (See Condition 3) General Service (See Condition 9) Hazardous Industry (<i>See Condition 4</i>) Recreational Open Space Solid Waste (See Condition 4) Utilities

Refer to Come By Chance Municipal Plan, Section 3.3.1 General Development Policies, and Section 3.3.6 Industrial Area Policies.

Conditions

B) Amend by adding text respecting **Condition 13. Recreational Open Space** as shown below:

Condition 13. Recreational Open Space

Recreational open space uses shall be limited to passive recreation use as nature parks, which may include facilities such as picnic grounds, small playgrounds, trails and parking areas. A protective buffer of 15 m as measured from the centre line of the trail shall be maintained adjacent to all trails.

URBAN AND RURAL PLANNING ACT
RESOLUTION TO APPROVE
TOWN OF COME BY CHANCE DEVELOPMENT REGULATIONS AMENDMENT
No. DR 6 – 2015

Under the authority of Section 16, Section 17 and Section 18 of the *Urban and Rural Planning Act, 2000*, the Town Council of Come By Chance:

- a) Adopted the Come By Chance Development Regulations Amendment No. DR 6- 2015 on the 18th day of January, 2016.

- b) Gave notice of the adoption of the Town of Come By Chance Development Regulations Amendment No. DR 6 – 2015 by advertisement inserted on the 4th day and the 11th day of February, 2016, in *The Packet* newspaper.

- c) Set the 18th day of February, 2016 at 4:00 p.m. at the Town Hall, Come By Chance, for the holding of a public hearing to consider objections and submissions.

Now under Section 23 of the *Urban and Rural Planning Act*, the Town Council of Come By Chance approves the Town of Come By Chance Development Regulations Amendment No. DR 6 – 2015 as adopted.

SIGNED AND SEALED this 21st day of NOV, 2016.

Mayor: Keith Best
Keith Best

Clerk (acting): Jennifer Philpott
Jennifer Philpott

(Council Seal)

1135-2017-003
February 13, 2017
Calvin

URBAN AND RURAL PLANNING ACT, 2000
RESOLUTION TO ADOPT
TOWN OF COME BY CHANCE DEVELOPMENT REGULATIONS AMENDMENT
No. DR 6- 2015

Under the authority of Section 16 of the *Urban and Rural Planning Act*, the Town of Come By Chance adopts the Town of Come By Chance Development Regulations Amendment No. DR 6 – 2015.

Adopted by the Town Council of Come By Chance on the 6th day of May , 2015.

Signed and sealed this 6th day of May , 2015.

Mayor: Keith Best

Keith Best

Town Clerk
Clerk: Jennifer Philpott
 Jennifer Philpott

(Council Seal)

CANADIAN INSTITUTE OF PLANNERS CERTIFICATION

I certify that the attached Town of Come By Chance Development Regulations Amendment No. DR 6 – 2015 has been prepared in accordance with the requirements of the *Urban and Rural Planning Act, 2000*.

MCIP: Lydia Lewycky
Lydia Lewycky, MCIP, CSLA



**Town of Come By Chance
Development Regulations 2001- 2011
Schedule C – Use Zone Tables
Amendment No. DR 6 – 2015**

Background:

Town Council wishes to amend the Town of Come By Chance Development Regulations 2001 - 2011, Schedule C – Use Zone Tables. The **Open Space Conservation (OSC)** designation allows passive recreational uses. It is Town Council’s intention to amend the condition surrounding Recreational Open Space to ensure consistency of this use among the land use zones where it is permitted.

The Town of Come By Chance Development Regulations 2001- 2011, **Schedule C – Use Zone Tables, Open Space Conservation (OSC)** is amended by the following:

Conditions

B) _____ by _____ respecting _____ as shown below:

Condition 1. Recreational Open Space

Recreational open space uses shall be limited to passive recreation use as nature parks, which may include facilities such as picnic grounds, small playgrounds,

URBAN AND RURAL PLANNING ACT
RESOLUTION TO APPROVE
TOWN OF COME BY CHANCE DEVELOPMENT REGULATIONS AMENDMENT
No. DR 7 – 2015

Under the authority of Section 16, Section 17 and Section 18 of the *Urban and Rural Planning Act, 2000*, the Town Council of Come By Chance:

- a) Adopted the Come By Chance Development Regulations Amendment No. DR 7- 2015 on the 18th day of January, 2016.
- b) Gave notice of the adoption of the Town of Come By Chance Development Regulations Amendment No. DR 7 – 2015 by advertisement inserted on the 4th day and the 11th day of February, 2016, in *The Packet* newspaper.
- c) Set the 18th day of February, 2016 at 4:00 p.m. at the Town Hall, Come By Chance, for the holding of a public hearing to consider objections and submissions.

Now under Section 23 of the *Urban and Rural Planning Act*, the Town Council of Come By Chance approves the Town of Come By Chance Development Regulations Amendment No. DR 7 – 2015 as adopted.

SIGNED AND SEALED this 21st day of NOV, 2016.

Mayor:

Keith Best

Keith Best

Clerk (acting):

Jennifer Philpott

Jennifer Philpott

(Council Seal)

1135 - 2017- 003
February 13, 2017
Keith Best

Town of Come By Chance
Development Regulations 2001- 2011
Land Use Zoning - Map 2
Amendment No. DR 7 – 2015

Background:

The Town of Come By Chance proposes to amend its Development Regulations. The Town has received several inquiries and applications for land use activities such as childcare services, home based businesses and backlot development that are better suited in a Mixed Development Zone.

The proposed Amendment will rezone land for to accommodate these discretionary use applications from **Urban Reserve to Mixed Development, Rural to Mixed Development** and **Open Space Conservation to Mixed Development**.

The Town of Come By Chance Development Regulations 2001 – 2011, is amended by:

- A) ***Changing*** an area of land ***from Urban Reserve (UR) to Mixed Development, from Rural to Mixed Development, and from Open Space Conservation to Mixed Development*** as shown on the attached copy of the Town of Come By Chance **Land Use Zoning - Map 2**.

URBAN AND RURAL PLANNING ACT, 2000
RESOLUTION TO ADOPT
TOWN OF COME BY CHANCE DEVELOPMENT REGULATIONS AMENDMENT
No. DR 8- 2015

Under the authority of Section 16 of the *Urban and Rural Planning Act*, the Town of Come By Chance adopts the Town of Come By Chance Development Regulations Amendment No. DR 7 – 2015.

Adopted by the Town Council of Come By Chance on the 5th day of May, 2015.

Signed and sealed this 6th day of May, 2015.

Mayor:

Keith Best

Keith Best

Clerk:

Jennifer Philpott

Jennifer Philpott

(Council Seal)

CANADIAN INSTITUTE OF PLANNERS CERTIFICATION

I certify that the attached Town of Come By Chance Development Regulations Amendment No. DR 7 – 2015 has been prepared in accordance with the requirements of the *Urban and Rural Planning Act, 2000*.

MCIP:

Lydia Lewycky
Lydia Lewycky, MCIP, CSLA



Town of Come By Chance
Development Regulations 2001- 2011
Land Use Zoning - Map 2
Amendment No. DR 8 – 2015

Background:

The Town of Come By Chance proposes to amend its Development Regulations. The Town has received several inquiries regarding potential residential development in an area adjacent to Main Road. Council wishes to have the appropriate conditions in place that will give it the means and controls in order to consider long-term comprehensive developments.

The proposed Amendment will rezone land from **Rural to Comprehensive Development Area** in order to consider long-term development applications and development agreements.

The Town of Come By Chance Development Regulations 2001 – 2011, is amended by:

- A) **Changing** an area of land **from Rural to Comprehensive Development Area** as shown on the attached copy of the Town of Come By Chance **Land Use Zoning - Map 2**.