

TOWN OF COME BY CHANCE

MUNICIPAL PLAN 2001 – 2011



MUNICIPAL PLAN AMENDMENTS

Nos. 1 – 2015 to No. – 9, 2015

AMENDMENTS TO:

CHAPTER 3.0 POLICIES FOR GROWTH & DEVELOPMENT

AND

FUTURE LAND USE - MAP 2

APRIL 2015

Tract Consulting Inc.



TOWN OF COME BY CHANCE
MUNICIPAL PLAN AMENDMENTS
Nos. 1 – 2015 to No. 9 – 2015

Background:

The Town of Come By Chance proposes to amend its Municipal Plan 2001 - 2011. The Town Council wishes to amend its Municipal Plan due to changing socioeconomic circumstances; to better reflect the needs of local residents; and to deal with requests for new development and growth in a proactive manner. Thus the proposed amendments update Council's policies and objectives for future growth and change.

Amendments proposed to the Municipal Plan 2001 – 2011 are with respect to the following:
Chapter 3.0 Policies for Growth and Development:

1. Section 3.1 Growth and Development
 - a. The addition of the consideration of the needs of disabled and elderly persons.

2. Section 3.3 Land Use Policies
 - a. Sub-section 3.3.2 Residential
The addition of objectives with respect to residential development.
 - b. Sub-section 3.3.2 Residential
Paragraph 2. Mobile Homes – *to be amended.*
 - c. Sub-section 3.3.2 Residential
Paragraph 3. Non-residential Uses – the addition of “*Home Child Care Services*” as permitted complementary use.
 - d. Sub-section 3.3.3 Urban Reserve
To be amended to read Comprehensive Development Area.
 - e. Sub-section 3.3.4 Mixed Development
To include the addition of *Backlot Development* as Paragraph 3.

3. **Future Land Use – Map 2**, amend the following land use designations

- a. From Rural to Mixed Development, from Urban Reserve to Mixed Development,
from Open Space Conservation to Mixed Development
- b. From Rural to Comprehensive Development Area

**URBAN AND RURAL PLANNING ACT
RESOLUTION TO APPROVE
TOWN OF COME BY CHANCE MUNICIPAL PLAN 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 Municipal Plan Amendment No. 1, 2015 on the 18th day of January, 2016.
- b) Gave notice of the adoption of the Town of Come By Chance Municipal Plan 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 Municipal Plan Amendment No. 1 – 2015 as adopted.

SIGNED AND SEALED this 30th day of January, 2017

Mayor:

Keith Best

(Council Seal)

Clerk:

Jennifer Philpott

1135-2017-003
February 13 2017
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URBAN AND RURAL PLANNING ACT, 2000
RESOLUTION TO ADOPT
TOWN OF COME BY CHANCE MUNICIPAL PLAN AMENDMENT
No. 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 Municipal Plan Amendment No. 1 – 2015.

Adopted by the Town Council of Come By Chance on the 18th 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 Municipal Plan Amendment No. 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
Municipal Plan 2001 – 2011
Section 3.1 Community Goals
AMENDMENT No. 1 – 2015**

Background:

In **Section 3.1 Community Goals**, the Town Council proposes to include “**Consideration of the Needs of Disabled and Elderly persons.**” This amendment to community goals reflects the changes in demographic realities and an aging population base in the town of Come By Chance. As the general population of the town ages this goal enables Council to support the needs of its aging population.

The Town of Come By Chance Municipal Plan 2001 – 2011 is amended by:

- A)** Amend **Section 3.1 Community Goals**, to include the needs of disabled and elderly persons, and to read as shown:

3.1 Community Goals

The following goals have been prepared to guide the growth of Come By Chance over the planning period.

**URBAN AND RURAL PLANNING ACT
RESOLUTION TO APPROVE
TOWN OF COME BY CHANCE MUNICIPAL PLAN AMENDMENT
NO. 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 Municipal Plan Amendment No. 2 - 2015 on the 18th day of January, 2016.
- b) Gave notice of the adoption of the Town of Come By Chance Municipal Plan Amendment 2 – 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 Municipal Plan Amendment No. 2 – 2015 as adopted.

SIGNED AND SEALED this 30th day of January, 2017

Mayor:

Keith Best

(Council Seal)

Clerk:

Jennifer Philpott

1135-2017 - 003
February 13, 2017
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URBAN AND RURAL PLANNING ACT, 2000
RESOLUTION TO ADOPT
TOWN OF COME BY CHANCE MUNICIPAL PLAN AMENDMENT
No. 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 Municipal Plan Amendment No. 2 – 2015.

Adopted by the Town Council of Come By Chance on the 5th day of June, 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 Municipal Plan Amendment No. 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
Municipal Plan 2001-2011
Section 3.3 Land Use Policies
AMENDMENT No. 2 – 2015**

Background:

Section 3.3 Land Use Policies contains specific objectives for residential uses as described under **Sub-section 3.3.2 Residential**. With an improved municipal water and sewer system and demand for a variety of housing types, especially as it relates to housing for seniors, Council wishes to allow back-lot development in the Residential land use designation to allow the development of a single dwelling on a site without adequate road frontage.

The Town of Come By Chance Municipal Plan 2001 – 2011 is amended by:

- A)** Amend **Sub-section 3.3.2 Residential**, by _____ as shown with respect to Council’s objectives for the Residential Land Use designation:

The following objectives for residential development in the town are:

- _____

**URBAN AND RURAL PLANNING ACT
RESOLUTION TO APPROVE
TOWN OF COME BY CHANCE MUNICIPAL PLAN AMENDMENT
NO. 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 Municipal Plan Amendment No. 3 - 2015 on the 18th day of January, 2016.

- b) Gave notice of the adoption of the Town of Come By Chance Municipal Plan Amendment 3 – 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 Municipal Plan Amendment No. 3 – 2015 as adopted.

SIGNED AND SEALED this 30th day of January, 2017

Mayor:

Keith Best

(Council Seal)

Clerk:

Jennifer Philpott

1135-2017-003
February 13, 2017
Alison

URBAN AND RURAL PLANNING ACT, 2000
RESOLUTION TO ADOPT
TOWN OF COME BY CHANCE MUNICIPAL PLAN AMENDMENT
No. 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 Municipal Plan Amendment No. 3 – 2015.

Adopted by the Town Council of Come By Chance on the 8th day of , 2015.

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

Mayor: Keith Best

Keith Best

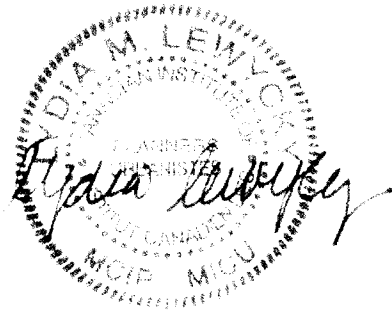
Clerk: Jennifer Philpott
Jennifer Philpott

(Council Seal)

CANADIAN INSTITUTE OF PLANNERS CERTIFICATION

I certify that the attached Town of Come By Chance Municipal Plan Amendment No. 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
Municipal Plan 2001-2011
Section 3.3 Land Use Policies
AMENDMENT No. 3 – 2015

Background:

Section 3.3 Land Use Policies contains specific objectives for residential uses as described under **Sub-section 3.3.2 Residential**. Paragraph 2. Mobile and Mini Homes - allows the use of Mobile and Mini Homes within the Residential Land Use Designation. Town Council wishes to discontinue the practice of allowing Mobile and Mini Homes in the future. Those that exist will be allowed to continue so long as they are used for residential purposes and the exterior of the mobile or mini home is well maintained. Furthermore, Council wishes to allow other forms of modular and prefabricated housing in the Mixed Development land use designation under **Sub-section 3.3.4 Mixed Development**.

The Town of Come By Chance Municipal Plan 2001 – 2011 is amended by:

- A) **Amending Sub-section 3.3.2 Residential**, Paragraph 2. Mobile/Mini Homes, by deleting with ~~strike-out~~ and **adding text** as shown:

~~2. Mobile/Mini Homes – Within the Residential Land Use designation, mobile homes may be sited on standard sized lots. However, such lots shall not be clustered, except where they may be located in an approved Mobile/Mini Home Park or subdivision. Mobile/Mini Home Parks shall be a minimum of 1.5 hectares in area with a minimum of 15 residential lots. Council shall implement standards for the development of such parks and will consider factors such as site access, parking, street layout, provision of open space, servicing and the aesthetic character of the development.~~

*Within the Residential Land use designation, the use of currently existing mobile/mini homes shall be allowed to continue for residential purposes so long as they are well maintained and the exterior of the home and its grounds are in good repair. The use, introduction or proposed installation of *resold or repurposed* Mobile or Mini Homes shall be permitted, provided the used mobile/mini home is under 5 years old and in acceptable condition. A mobile/mini home between 5-10 years old may be purchased upon approval from Council. Furthermore, Paragraph 5 Non-conforming Uses under Sub-section 3.3.1 General Development Policies shall apply.*

**URBAN AND RURAL PLANNING ACT
RESOLUTION TO APPROVE
TOWN OF COME BY CHANCE MUNICIPAL PLAN AMENDMENT
NO. 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 Municipal Plan Amendment No. 4 - 2015 on the 18th day of January, 2016.
- b) Gave notice of the adoption of the Town of Come By Chance Municipal Plan Amendment 4 – 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 Municipal Plan Amendment No. 4 – 2015 as adopted.

SIGNED AND SEALED this 30th day of January, 2017

Mayor:

Keith Best

(Council Seal)

Clerk:

Jennifer Philpott

1135 - 2017 - 003
February 13, 2017
Alison

URBAN AND RURAL PLANNING ACT, 2000
RESOLUTION TO ADOPT
TOWN OF COME BY CHANCE MUNICIPAL PLAN AMENDMENT
No. 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 Municipal Plan Amendment No. 4 – 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 Manager
Clerk: Jennifer Philpott
 Jennifer Philpott

(Council Seal)

CANADIAN INSTITUTE OF PLANNERS CERTIFICATION

I certify that the attached Town of Come By Chance Municipal Plan Amendment No. 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
Municipal Plan 2001-2011
Section 3.3 Land Use Policies
AMENDMENT No. 4 – 2015

Background:

Section 3.3 Land Use Policies contains specific objectives for residential uses as described under **Sub-section 3.3.2 Residential**. Under **Sub-section 3.3.2 Residential**, Paragraph 3. Non-residential Uses, the Town Council wishes to include *Home Childcare Services* as a permitted use.

Furthermore, it is Town Council's intention to add a definition of *Home Childcare Services* to Schedule A of the Development Regulations 2001 – 2011.

The Town of Come By Chance Municipal Plan 2001 – 2011 is amended by:

- A) **Sub-section 3.3.2 Residential**, Paragraph 3. Non-residential Uses by
- as shown:

3. Non-Residential Uses – Within areas designated for Residential development, non-residential service, retail, and light industrial uses may also be permitted in the form of a **home occupation**. These non-residential uses shall be compatible and complementary to the primarily residential character of the area, and the site and service levels shall be suitable for the proposed use. Churches, schools, , and small-scale agriculture may be permitted, as well as open space recreational uses in the form of parks and playgrounds.

URBAN AND RURAL PLANNING ACT
RESOLUTION TO APPROVE
TOWN OF COME BY CHANCE MUNICIPAL PLAN AMENDMENT
NO. 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 Municipal Plan Amendment No. 5 - 2015 on the 18th day of January, 2016.

- b) Gave notice of the adoption of the Town of Come By Chance Municipal Plan Amendment 5 – 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 Municipal Plan Amendment No. 5 – 2015 as adopted.

SIGNED AND SEALED this 30th day of January, 2017

Mayor:

Keith Dorr

Clerk:

Jennifer Philpott

(Council Seal)

1135 - 2017 - 003
February 13, 2017
[Signature]

URBAN AND RURAL PLANNING ACT, 2000
RESOLUTION TO ADOPT
TOWN OF COME BY CHANCE MUNICIPAL PLAN AMENDMENT
No. 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 Municipal Plan Amendment No. 5 – 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

Town Manager:
Clerk:

Jennifer Philpott
Jennifer Philpott

(Council Seal)

CANADIAN INSTITUTE OF PLANNERS CERTIFICATION

I certify that the attached Town of Come By Chance Municipal Plan Amendment No. 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
Municipal Plan 2001-2011
Section 3.3 Land Use Policies
AMENDMENT No. 5 – 2015**

Background:

Section 3.3 Land Use Policies contains specific objectives under **Sub-section 3.3.4 Mixed Development** uses as they pertain to residential, commercial and recreation uses. Town Council wishes to allow a diversity of housing types that includes modular and prefabricated homes that are based on newer technologies and construction methods and are CSA approved.

Furthermore, it is Town Council's intention to add a definition of modular home to Schedule A of the Development Regulations 2001- 2011.

The Town of Come By Chance Municipal Plan 2001 – 2011 is amended by:

- A) Amend Sub-section 3.3.4 Mixed Development, Paragraph 1. Mixed Development Land Use Designation by [redacted] as shown:**

1. Mixed Development Land Use Designation - The area within the built up section of the community along Main Road, is designated on the Future Land Use Map for Mixed Development. This area is intended to accommodate a mix of residential, commercial and recreational uses. Residential uses in the form of single and double dwellings, [redacted] and non-residential uses such as childcare, business and government offices and other professional services shall be permitted in the Mixed Use Designation. A wider range of non-residential and higher density residential uses may also be considered appropriate, where such uses are determined to be compatible with the existing rural-residential nature of the community. Examples of such uses include retail and service outlets, recreational facilities, churches and schools, tourist accommodations,

medical care and treatment facilities, theatres, agriculture, service stations, antenna utilities, limited industry (as home occupations) and assembly uses.

**URBAN AND RURAL PLANNING ACT
RESOLUTION TO APPROVE
TOWN OF COME BY CHANCE MUNICIPAL PLAN AMENDMENT
NO. 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 Municipal Plan Amendment No. 6 - 2015 on the 18th day of January, 2016.
- b) Gave notice of the adoption of the Town of Come By Chance Municipal Plan Amendment 6 – 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 Municipal Plan Amendment No. 6 – 2015 as adopted.

SIGNED AND SEALED this 30th day of January, 2017

Mayor:

Keith Best

(Council Seal)

Clerk:

Jennifer Philpott

1135-2017-003
February 13, 2017
Allen

URBAN AND RURAL PLANNING ACT, 2000
RESOLUTION TO ADOPT
TOWN OF COME BY CHANCE MUNICIPAL PLAN AMENDMENT
No. 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 Municipal Plan Amendment No. 6 – 2015.

Adopted by the Town Council of Come By Chance on the 15th 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 Municipal Plan Amendment No. 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
Municipal Plan 2001-2011
Section 3.3 Land Use Policies
AMENDMENT No. 6 – 2015**

Background:

Section 3.3 Land Use Policies contains specific objectives surrounding undeveloped areas within the Town where possible future development may occur and referred to as **Sub-section 3.3.3 Urban Reserve**. The name of the land use designation is often misinterpreted and does not adequately describe the intended purpose of the land. Town Council wishes to change the words *Urban Reserve* to *Comprehensive Development Area* to more correctly describe the intended use of the land.

The Town of Come By Chance Municipal Plan 2001 – 2011 is amended by:

- A) **Sub-section 3.3.3 Urban Reserve** by deleting with strike-out and as shown:

3.3.3 ~~Urban Reserve~~

The original Municipal Plan for the Town of Come By Chance identified a number of areas where future development could occur. These areas remained relatively undeveloped over the previous planning period. This Plan retains this land use designation as a means of meeting the following objective:

- To identify and provide lands for the future urban development of the community over the planning period and beyond.

The Future Land Use Map identifies the areas for future urban growth of the community and the following policies have been adopted to implement this objective:

1. Development – Lands designated ~~Urban Reserve~~

shall be developed in a phased, comprehensive and economical fashion. Prior to development an amendment to this Plan is

required to designate the lands to an appropriate land use. Until required for development, these lands shall be retained in a natural state. Rural resource uses, antenna and utilities may be permitted where such uses would not prevent future development.

2. **Subdivision Plans Required** – Council will require a development scheme and detailed subdivision plans to be prepared before development can take place.

3. **Servicing** – Lands within the ~~Urban Reserve~~ Land Use designation which are proposed for development shall be designed and phased on a fully services basis, with connection to the Town’s piped water and sewer system.

4. **Environmental Considerations** – All development shall be sited and carried out in a manner that provides for proper site drainage, avoids erosion at levels below the site and disturbance of large wet areas, and does not contribute to pollution of existing wet areas and bogs. Development on lands with slopes greater than 15 percent shall be reviewed by an engineer or similar professional to ensure that the development will not cause any impacts on adjoining properties due to erosion and drainage.

URBAN AND RURAL PLANNING ACT
RESOLUTION TO APPROVE
TOWN OF COME BY CHANCE MUNICIPAL PLAN AMENDMENT
NO. 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 Municipal Plan Amendment No. 7 - 2015 on the 18th day of January, 2016.
- b) Gave notice of the adoption of the Town of Come By Chance Municipal Plan Amendment 7 – 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 Municipal Plan Amendment No. 7 – 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
Alvin

URBAN AND RURAL PLANNING ACT, 2000
RESOLUTION TO ADOPT
TOWN OF COME BY CHANCE MUNICIPAL PLAN AMENDMENT
No. 7- 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 Municipal Plan Amendment No. 7 – 2015.

Adopted by the Town Council of Come By Chance on the 18th 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 Municipal Plan Amendment No. 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
Municipal Plan 2001-2011
Section 3.3 Land Use Policies
AMENDMENT No. 7 – 2015**

Background:

Section 3.3 Land Use Policies contains specific objectives under **Sub-section 3.3.4 Mixed Development** uses as they pertain to residential, commercial and recreation uses. Town Council wishes to allow future infill developments as backlot development in these areas.

Furthermore, it is Town Council's intention to add a definition of backlot development to Schedule A of the Development Regulations 2001 – 2011.

The Town of Come By Chance Municipal Plan 2001 – 2011 is amended by:

- A) **Amending Sub-section 3.3.4 Mixed Development** to include Paragraph 3. Backlot Development by **adding text** as shown:

3. Backlot Development - the erection of residences or discretionary use buildings on properties without frontage on existing streets will be permitted only within a minimum of 32m to a maximum of 91m from the street and only if a means of vehicular access is provided.

**URBAN AND RURAL PLANNING ACT
RESOLUTION TO APPROVE
TOWN OF COME BY CHANCE MUNICIPAL PLAN AMENDMENT
NO. 8 - 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 Municipal Plan Amendment No. 8 - 2015 on the 18th day of January, 2016.
- b) Gave notice of the adoption of the Town of Come By Chance Municipal Plan Amendment 8 – 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 Municipal Plan Amendment No. 8 – 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
Clare

URBAN AND RURAL PLANNING ACT, 2000
RESOLUTION TO ADOPT
TOWN OF COME BY CHANCE MUNICIPAL PLAN AMENDMENT
No. 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 Municipal Plan Amendment No. 8 – 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 Manager
Clerk:

Jennifer Philpott
Jennifer Philpott

(Council Seal)

CANADIAN INSTITUTE OF PLANNERS CERTIFICATION

I certify that the attached Town of Come By Chance Municipal Plan Amendment No. 8 – 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
Municipal Plan 2001-2011
Future Land Use - Map 2
AMENDMENT No. 8 – 2015**

Background:

The Town of Come By Chance proposes to amend its Municipal Plan and Future Land Use Map 2. Town Council wishes to change the designation of specific lands adjacent to currently designated Mixed Development areas in order to respond to certain development pressures and to encourage the mix of residential, local commercial and recreational uses within a wider Mixed Development land use area.

The Town of Come By Chance Municipal Plan 2001 – 2011, Future Land Use Map is amended by:

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

URBAN AND RURAL PLANNING ACT
RESOLUTION TO APPROVE
TOWN OF COME BY CHANCE MUNICIPAL PLAN AMENDMENT
NO. 9 - 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 Municipal Plan Amendment No. 9 - 2015 on the 18th day of January, 2016.
- b) Gave notice of the adoption of the Town of Come By Chance Municipal Plan Amendment 9 – 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 Municipal Plan Amendment No. 9 – 2015 as adopted.

SIGNED AND SEALED this 30th day of January, 2017

Mayor:

Keith Dool

Clerk:

Jennifer Philpott

(Council Seal)

1135-2017-003
February 13, 2017,
Columbus

URBAN AND RURAL PLANNING ACT, 2000
RESOLUTION TO ADOPT
TOWN OF COME BY CHANCE MUNICIPAL PLAN AMENDMENT
No. 9 - 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 Municipal Plan Amendment No. 9 – 2015.

Adopted by the Town Council of Come By Chance on the 8th day of _____, 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 Municipal Plan Amendment No. 9 – 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
Municipal Plan 2001-2011
Future Land Use - Map 2
AMENDMENT No. 9 – 2015**

Background:

The Town of Come By Chance proposes to amend its Municipal Plan and Future Land Use Map 2. Town Council 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 the means and controls in order to consider long-term comprehensive developments. The proposed amendment will change the land use designation Rural to Comprehensive Development Area in order to consider long-term development applications with development agreements.

The Town of Come By Chance Municipal Plan 2001 – 2011, Future Land Use Map is amended by:

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