

Village of Chipman
By-Law No. 85
A By-Law to Amend the Village of Chipman Rural Plan

Pursuant to section 59 of the *Community Planning Act*, the Council of the Village of Chipman enacts the following amendments to the *Village of Chipman Rural Plan By-law No.67*:

1. The following additions are made to the Table of Contents:

14.26.0 Backyard Chickens

14.27.0 Recreational Vehicles

2. The following subsection is amended in section 2 of Part B:

2.4.2 (c) Education plays a key role in the development of our community. The municipality of Chipman will strive to maintain and improve upon existing schools. The municipality will also advocate for continuing education and the development of Community College programs and other courses in Chipman.

3. The following subsection is amended in section 3 of Part B:

3.2.6 It is proposed that home occupations be permitted within single-detached dwellings, and home-business be permitted on properties or in an accessory building of residential properties provided that any negative impacts upon surrounding dwellings are minimized.

4. The following definitions are added to section 12 of Part C:

“Accessory Building” means a detached subordinate building not used for human habitation, located on the same lot as the main building, structure, or use to which it is accessory, the use of which is naturally or customarily incidental and complementary to the main use of the land, building, or structure.

“Accessory Structure” means a structure located on the same lot as the main building, structure, or use to which it is accessory, the use of which is naturally or customarily incidental and complementary to the main use of the land, building or structure;

“Backyard Chickens” means a secondary use of a residential property to house up to 10 hens.

“Household Pet” means an animal normally and customarily kept by domestic households for pleasure and companionship and includes dogs, cats, rabbits, small birds, and rodents, but excludes cattle, sheep, horses, pigs, poultry, bees, and animals customarily kept as farm or zoo animals.

“Institutional Use” means the use of lands, buildings, or structures for educational, health, religious, charitable, or welfare purposes and without limiting the generality of the foregoing,

may include such buildings as schools, places of worship, indoor recreation facilities, community centres, public hospitals, and government buildings.

“Recreational Vehicle” means a unit intended for temporary accommodation for travel, recreational or vacation use and includes travel trailers, motorized homes, slide-in campers, chassis-mounted campers, and tent trailers.

5. The following definition is removed from section 12 of Part C:

“Dwelling” means a main building, or a portion thereof, containing one or more dwelling units and includes a mobile home, a mini-home and a modular home

6. The following definition is amended in section 12 of Part C:

“Service Shop, Personal” means a building or part thereof in which services are provided and administered to the individual and personal needs of persons, and without limiting the generality of the foregoing, includes barber shops, hairdressing establishments and workrooms for shoe repair and shoe shining, bakery shops and photographic studios.

7. The following subsection is amended in section 13 of Part C:

13.5.2 The zones mentioned in section 13.5.1 are classified and referred to as follows:

<u>Zone</u>	<u>Symbol</u>
Residential	R
Community Centre	CC
Resource Use	RU
Environmental Constraint	EC
Industrial	I
Institutional	INST

8. The following subsection is amended in section 14 of Part C:

14.10.0 (d) have a gross floor area less than 85 square metres (915 square feet)

9. The following subsections are added to section 14 of Part C:

14.26.0 Backyard Chickens

14.26.1 Where permitted, the holding of a combination of up to ten hens shall comply with the following:

- (a) the lot has an area of at least 1,000 square metres (1/4 acre);
- (b) a roofed enclosure consisting of a chicken coop connected to a chicken run is required and shall be enclosed by wired fencing and impermeable to predators;
- (c) the enclosure shall be located in the rear yard and shall be visually screened from a public street and neighbouring properties;

- (d) the enclosure shall be located 3 metres from any side or rear lot lines and 7.5 metres from any existing dwelling;
- (e) any manure or waste material shall be removed from the site, or composted, on a regular basis;
- (f) written statements of support are obtained from all adjoining property owners; and
- (g) the activity is registered with the clerk.

14.27.0 Recreational Vehicles

14.27.1 A recreational vehicle may be stored on a property, subject to the following conditions:

- (a) a maximum of 1 recreational vehicles per property;
- (b) no recreational vehicle shall be stored in the front yard ;
- (c) the recreational vehicle shall be stored a minimum of 1.5 metres from any property line;
- (d) no recreational vehicle shall be stored on a vacant property; and
- (e) no recreational vehicle shall be used, leased, or rented out as a permanent dwelling unit.

10. The following subsection is added to section 15 of Part C:

15.1.1 (b) (iii) backyard chickens, in accordance with section 14.26.0.

11. The following subsection is amended in section 15 of Part C:

15.6.1 (d) be used for agricultural operations or for the keeping of animals other than household pets or backyard chickens.

12. The following subsection is added to section 16 of Part C:

16.1.1 (b) (iv) backyard chickens in the case of a single-detached dwelling, a duplex dwelling, or a semi-detached dwelling, in accordance with section 14.26.0.

13. The following subsection is amended in section 17 of Part C:

17.8.1 (a) all grading and drainage necessary to reasonably contour the yard with the existing terrain

14. The following subsections are added to section 18 of Part C:

18.1.1 (b) (ix) backyard chickens, in accordance with section 14.26.0.

18.1.1 (c) the following secondary uses, relative to a mobile home: (i) backyard chickens, in accordance with section 14.26.0.

15. The following subsections are amended in section 18 of Part C:

18.1.1 (d) any accessory building, structure or use.

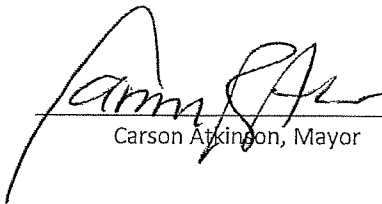
18.2.1 (c) an area of at least 4000 square metres (1 acre).


This By-Law shall come into effect and be binding on all persons as of and from the date filed at the Registry Office.

First Reading: August 13, 2018

Second Reading: August 13, 2018

Third Reading: December 3, 2018


Carson Atkinson, Mayor


Michelle Dickinson, Clerk