

TOWN OF PETERVIEW MUNICIPAL PLAN

IMPORTANT: To see if there were any changes to this plan since it came into effect, please refer to:

List of Municipal Plan Amendments

Town of Peterview

Municipal Sustainable Development Plan 2010-2020



January 2011



Prepared for:
Town of Peterborough

Municipal Plan

2010-2020

Final Document Review	 Gordon Smith, MCIP	12/16/2010	Mary Bishop
<i>Issue or Revision</i>	<i>Reviewed By:</i>	<i>Date:</i>	<i>Issued By:</i>
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Urban and Rural Planning Act
Resolution to Adopt
Town of Peterview
Municipal Sustainable Development Plan
2010 - 2020

Under the authority of Section 16 of the *Urban and Rural Planning Act 2000*, the Town Council of Peterview adopts the Peterview Municipal Sustainable Development Plan 2010-2020.

Adopted by the Town Council of Peterview on the 8th day of March, 2011.

Signed and sealed this 9th day of March, 2011.

Mayor: James Samson

Clerk: Venus Samson

Canadian Institute of Planners Certification

I certify that the attached Municipal Plan have been prepared in accordance with the requirements of the *Urban and Rural Planning Act 2000*.

Mary Bishop
M. Bishop, F.C.I.P.

Urban and Rural Planning Act
Resolution to Approve
Town of Peterview
Municipal Sustainable Development Plan
2010 - 2020

Under the authority of section 16, section 17 and section 18 of the *Urban and Rural Planning Act 2000*, the Town Council of Peterview

- a) adopted the Peterview Municipal Sustainable Development Plan 2010-2020 on the 8th day of March, 2011.
- b) gave notice of the adoption of the Peterview Municipal Sustainable Development Plan by advertisement inserted on the 24th day and the 31st day of March, 2011 in the Advertiser.
- c) set the 7th day of April, 2011 at 8:00 p.m. at the 13 Abbott St., Peterview, 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 Peterview approves the Peterview Municipal Sustainable Development Plan 2010- 2020 as adopted.

SIGNED AND SEALED this 11th day of April, 2011.

Mayor: James Samson

Clerk: Venus Samson

Municipal Plan/Amendment	
REGISTERED	
Number	3735-2011-001
Date	Jan 28 2011
Signature	<u>C. Samson</u>

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1.0 Introduction

1.1 Purpose

The Peterview Municipal Plan is Council's comprehensive policy document for the sustainable management of growth within the municipal planning area over the 10-year planning period 2010 to 2020.

The Plan sets out policies for the management of growth and development in the community. It incorporates plans to address the environmental, social, cultural and economic needs of the community over the next decade and identifies infrastructure, facilities and research priorities that will help the community achieve its goals and objectives.

The Plan contains Council's goals, objectives and policies regarding development in the Municipal Planning Area. It is Council's aim, through the Plan, to promote the health, safety, and economic well-being of the community and to protect the environment through the efficient utilization of land, water and other resources. The Municipal Plan consists of written text and a Future Land Use Map.

1.2 Plan Preparation

The first Municipal Plan for the Town of Peterview was prepared by the Department of Municipal Affairs and approved in 1995. In 2000, the *Urban and Rural Planning Act* was changed to place responsibility for adopting and approving plans on local governments. The Department of Municipal Affairs reviews Plans for conformity with provincial policy and law, and registers Plans as they are approved at the local level.

This Municipal Plan reflects a 2010 review of the 1995 Plan and subsequent amendments, as well as other relevant planning documents. The Plan has been prepared in accordance with the requirements of the *Urban and Rural Planning Act, 2000*. Relevant planning issues have been reviewed including an evaluation of current land use, demographics and economic data.

1.3 Community Consultation

Business owners and residents of Peterview were consulted and given the opportunity to provide feedback throughout the review process. On February 18, 2010, a public meeting was held in the meeting room of Mr. B's Premises. Notices of the meeting (Appendix 2) were distributed throughout the community, posted at the Town Council office and in local businesses, and were published in the local newspaper.

The public meeting included a brief presentation about the municipal plan review process and community sustainability issues. Participants identified community goals and discussed issues and opportunities for community improvement. Specific actions that could be taken in order to improve the Town's sustainability were also explored. Following the meeting, residents had the opportunity to provide further input by email and telephone.



Referral letters were also sent to provincial and federal agencies, including the Departments of Municipal Affairs, Fisheries and Oceans, and Environment and Conservation. Agency comments were considered in preparing the Plan.

Further meetings were held with representatives of regional organizations, provincial and federal agencies as part of the Plan review process. Input from these meetings was incorporated into this Plan.

1.4 Approval

When the Municipal Plan is formally adopted by resolution of Council under Section 16 (1) of the *Urban and Rural Planning Act, 2002*, Council gives notice of a public hearing. At the public hearing, a Commissioner appointed by the Council will hear objections and representations regarding the Municipal Plan, and will then write a report to Council together with copies of all submissions taken at the hearing.

After the Commissioner's report has been submitted, Council considers the recommendations and may approve the Plan, or approve it with changes that may be recommended by the Commissioner. Council then submits the Municipal Plan and accompanying Development Regulations to the Minister of Municipal Affairs to be registered. The Plan comes into effect on that date and notice of its registration is published in the *Newfoundland Gazette*.

1.5 The Effect and Variation of the Municipal Plan

When the Municipal Plan comes into effect, it is legally binding upon Council and upon all other persons, corporations and organizations proposing to develop or use land within Peterview.

1.6 Plan Implementation

When a Municipal Plan comes into effect, Council is required to develop regulations for the control of the use of land in strict conformity with the Municipal Plan. These Development Regulations, prepared and approved at the same time as the Municipal Plan, may be amended at any time to include new land uses and specific regulations consistent with the Plan.

Day-to-day administration of the Municipal Plan and Development Regulations will be conducted by staff members authorized by Council, who will issue permits for developments approved by Council. Staff will also make recommendations to Council on matters pertaining to development in accordance with the Municipal Plan and enforce the regulations.

1.7 Review and Amendment

Under the *Urban and Rural Planning Act, 2000*, Council must review the Plan every five years from the date on which it comes into effect, and if necessary, revise it to reflect changes in the community that can be foreseen during the next 10-year period. The Plan may be amended as necessary prior to the five-year review in response to new development proposals, changed policies, or community priorities. Such amendments must follow the process outlined in Sections 14 to 24 of the *Urban and Rural Planning Act, 2000*.



1.8 Interpretation

In this Municipal Plan:

“Council” shall mean the Council of the Town of Peterview.

“Development Regulations” shall mean the Peterview Land Use Zoning, Subdivision and Advertisement Regulations.

“Municipal Planning Area” shall mean the Peterview Municipal Planning Area.

“Town” shall mean the Town of Peterview.

The boundaries between the different land uses designated in the Municipal Plan are meant to be general, except in the case of roads or other prominent physical features, where they are intended to define the exact limits of each category of land use.

Nothing in the Plan shall affect the continuance of land uses, which are lawfully established on the date that this Plan comes into effect.

1.9 Municipal Planning Area

Figure 1 shows the Municipal Planning Area for the Town of Peterview. The Planning Area is governed by Town Council, which exercises control over all development within the Planning Area.

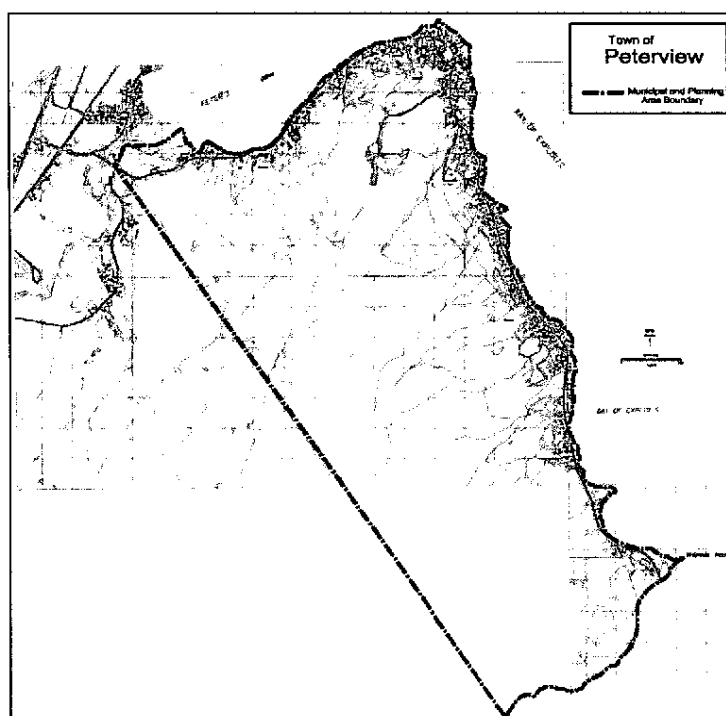


Figure 1: Peterview Municipal Planning Area

2.0 Planning Context

Consideration of the social, cultural, economic and environmental aspects of a community and how these elements are interconnected and essential is necessary when planning for a community's future sustainability. The following sections provides a summary of existing conditions, and identifies issues, challenges and opportunities that the Town will need to address through its Municipal Plan in order to ensure its long-term sustainability.

2.1 Culture

The first people who frequented the area of what is today Peterview, were the Beothuk Indians who set up summer camps at Sandy Point (today known as Wigwam Point) to fish for salmon in the waters of the Exploits River and hunt in the surrounding forests. Today, Wigwam Point is considered an historic site with known archaeological resources.

Europeans settled in the area as early as 1790. By 1830, a lumber mill was established to export timber to St. John's where it was used to make paper. Over the next century the community of what was then known as Dominion Point began to thrive; the first general store, a Prayer House, and a school were built. In 1951, Dominion Point was renamed Peter's Arm South. In 1956, Peter's Arm South was renamed Peterview. The community was officially incorporated in 1962 – one of the first towns in central Newfoundland to do so - and its first community council elected.



The community celebrates its Beothuk and European heritage through the Peterview Heritage Centre. The Peterview Heritage Society manages the Centre, and is also responsible for maintenance of the cemetery. The Heritage Society is interested in supplementing the interpretation of Beothuk heritage presented at the Heritage Centre with interpretive materials at Wigwam Point and plans to work with the Sple'tk (Exploits) First Nation Band who own the land to realize their mutual goal of having Wigwam Point become a recognized heritage site.



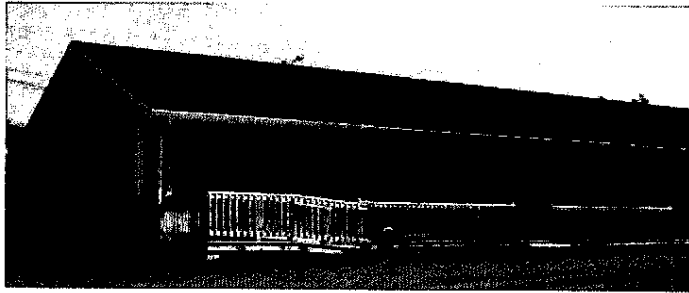
A Recreation Committee has been in place since the late 1970s. They identify and develop facilities and recreation programs for the community. Recreation facilities that have been developed include a softball field, playground and municipal park. There are plans to establish a community boat launch.



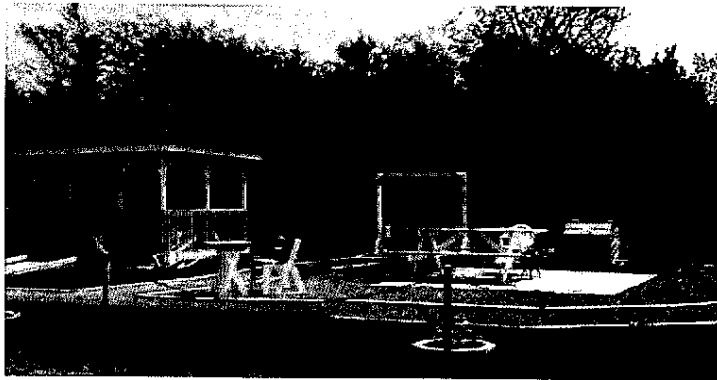
2.2 Society

Peterview is a community that has undergone significant social change in recent years. Strong social networks through community church organizations provide support to families in the community and the Recreation Committee works to provide recreation programs and facilities for community youth.

In the 1990s and early 2000s, community activist Annie Pope spearheaded an initiative to address community social needs in the area of housing, recreation and programs for youth. A number of initiatives were undertaken including the development of a municipal park.



In partnership with the Newfoundland and Labrador Housing Corporation and the Canada Mortgage and Housing Corporation, a multi-unit apartment building was constructed. These units provided much needed accommodation for elderly citizens who wished to move out of their family homes and into smaller accommodations, as well as housing for small families and singles. While Annie Pope has since passed away, her legacy of addressing community social needs through the *Your Strength is Our Strength* club continues. Recently a small park has been built next to the housing complex, and there are plans for constructing additional housing units.

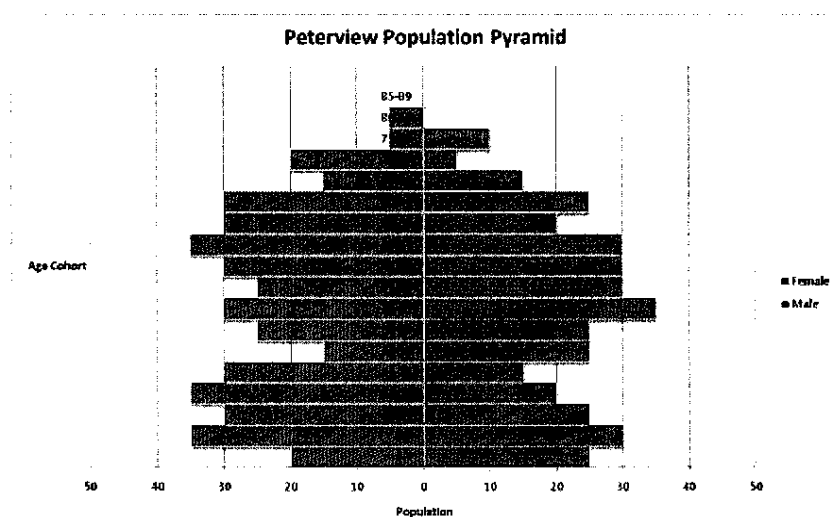


The safety of pedestrians along the main street of the town is of concern for residents and Council. Realignment of side street intersections and the installation of sidewalks are needed to improve safety and encourage healthy lifestyles. In addition to sidewalks, a walking trail network away from the main road that would link residential parts of the community to the Town Centre and scenic views of the Bay is also being considered.

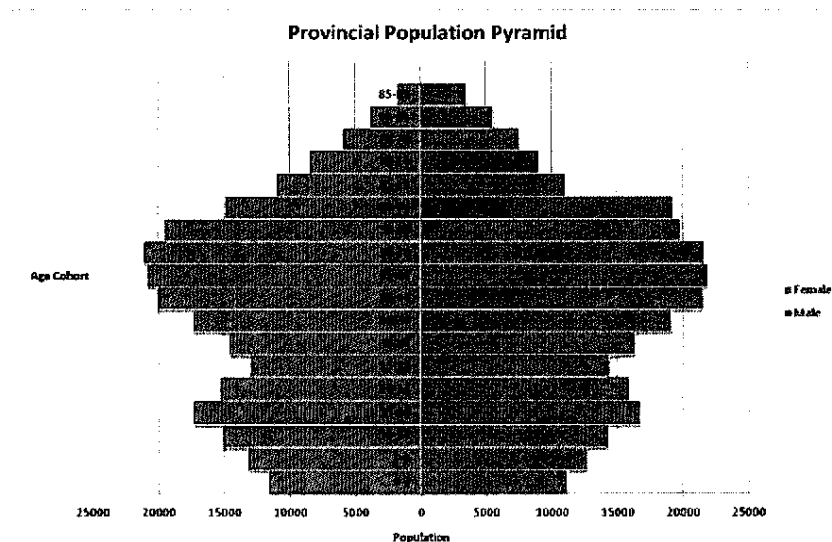
2.2.1 Population

Peterview's population has not changed significantly since 1996, but like many other Newfoundland communities, it has experienced a decline. In the 5 year period between 1996 and 2001, the community of 860 experienced a decline of 55 people. In the last census period between 2001 and 2006, the population remained virtually the same (800). While the community is aging – the median age rose from 35 in 2001 to 38 in 2006 – the median age is still younger than the provincial median age of 42.

Like many other communities in the province, Peterview is also experiencing a growing number of older residents whose numbers are expected to increase over the next decade as residents currently in their late 40s and 50s reach their 60s. The following figures show the population pyramid for Peterview and the province from the 2006 Census.



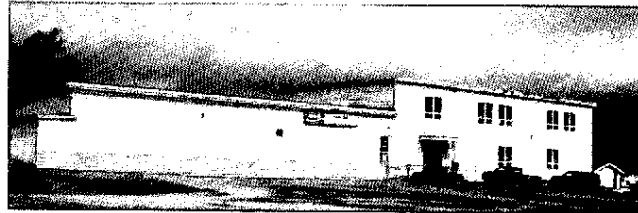
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2.2.2 Education, Incomes and Employment

During the preparation of the Integrated Community Sustainability Plan for the town, indicators of community well being prepared by the Newfoundland and Labrador Statistics Agency and presented on the Community Accounts web site¹ were assessed. The community has, on the whole, a low level of formal education, incomes and employment, compared to other communities in the province.

The only school in the community has been closed for a number of years, and all children currently travel to the adjoining community of Botwood to attend primary and secondary school.



Through the Integrated Community Sustainability Planning process, the community recognized that community schools often provide a focal place in the community where educational achievement is celebrated through school assemblies, concerts, displays, and so on. It was determined that a small community centre within Peterview could be used to foster a stronger sense of community and value in educational attainment. Such a centre could also provide space for after school programs such as a Homework Haven, night school courses, job/career counselling, and entrepreneurship.

Residents of the community have experienced high levels of unemployment for a number of years that can be largely attributed to a decline in primary resource industries. The first settlers of Peterview worked in the farming and fishing industries. After the establishment of a lumber mill in the community, the forest industry grew and eventually took on a major role in Peterview and in all of the Exploits Valley. In the more recent past, the forest industry has declined, particularly with the recent closure of the paper mill in Grand Falls-Windsor.

At the time of the 2006 Census, the unemployment rate in Peterview was 45.9%, while the provincial unemployment rate was 18.6%. However, the data also showed an improvement in employment over previous levels as residents took advantage of opportunities in the region, or as part of the commuting workforce to larger centres within the province or outside places like Fort McMurray, Alberta.

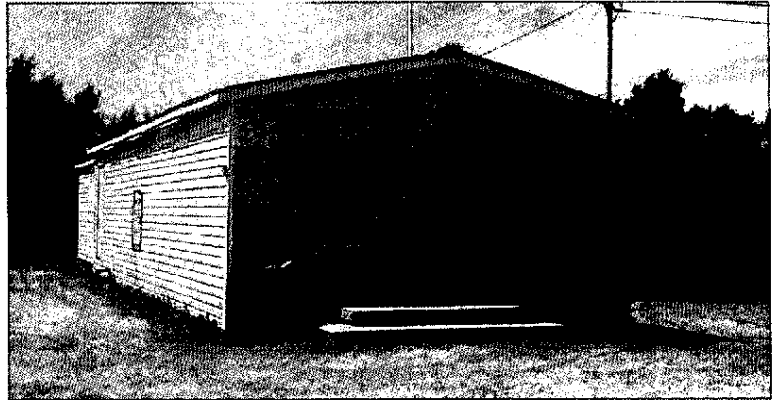
While many members of the workforce are able to make enough to live on through part time or seasonal work supplemented by Employment Insurance, it cannot sustain the town in the long term. Good quality employment and a reliable, resilient economy are essential to the

¹ Community Accounts: <http://www.communityaccounts.ca>

sustainability of the town. Finding solutions to systemic unemployment is challenging and requires a diversity of opportunities, higher education, creative thinking, and cooperation.

2.3 Economy

In economic terms, the Town is primarily a residential community with good road links to the larger communities of the region such as Botwood and Grand Falls-Windsor. At the time of this Plan Review, there are two stand-alone businesses and one home-based business in the town. Many residents rely on the availability of work in the larger centres for employment and as such, the future of Peterview is very much tied to the success of the regional economy. While events such as the closure of the paper mill in Grand Falls has had an impact on employment in the region, regional revitalization efforts currently being undertaken by provincial and regional development agencies are and should continue to be, supported by the Town of Peterview.



As residential growth and development occur in Grand Falls-Windsor, Peterview has an opportunity to position itself as offering a quality residential living environment in close proximity to the main urban centre. With the closure of the municipal landfill and improvements to the Town's piped sewer system, new areas of the town that were previously off limits to development can now be considered. Such development would provide additional operating revenues to the community, new residents and an increased number of people to support local business.

While the community has few local businesses, opportunities for home-based businesses can be encouraged through the Town's Municipal Plan and Development Regulations by permitting such uses to be established. With today's technologies, many forms of business can be successfully operated from small home offices.



As the provincial and regional economies continue to improve, local businesses can take advantage of opportunities to provide goods and services. Working with regional and provincial economic development agencies, opportunities can be identified and pursued.

2.4 Environmental Sustainability

2.4.1 Natural Environment

The Town of Peterview is located along the shores of Botwood Bay between the mouth of the Exploits River and Peters River. The general area falls within the Central Newfoundland Forest Ecoregion which has the highest summer and lowest winter temperatures on the island. As such, the natural environment provides the community with excellent opportunities for recreation and leisure. Boating, fishing and hunting are popular forms of recreation for residents. The Exploits River has a world class recreational salmon fishery, which is currently experiencing an increase in the returning salmon stock.



Large wetlands and bog areas exist to the south of the town and along Peters River providing habitat for waterfowl. The Town is interested in pursuing designation of some of the wetland areas for protection and conservation under the provincial Wetland Habitat Stewardship Program.



The Town has established the Riverside Park at the eastern end of the community that includes a small area for active recreation, and a walking trail with views of the river and Botwood Bay. At the other end of the Community, Wigwam Point is recognized as an important natural area with cultural and historic significance.



The community is vulnerable to climate change impacts that will result in rising sea levels and more frequent and intense storms. Preventing development in areas vulnerable to flooding, storm surges and coastal erosion are important considerations for future development that are addressed in the Municipal Plan.



2.4.2 Wastewater

In Peterview, the management of wastewater is particularly important in the context of environmental sustainability. Within the next ten years the federal government will enact higher standards of treatment for wastewater discharged into marine environments. Like most other towns in the province, Peterview currently does not meet Federal requirements for wastewater discharge, as sewage is discharged untreated into Botwood Harbour. While the Town has a trunk sewer along its main street, there are a number of gaps in the system with several outfalls into the harbour. The Town is gradually connecting the sewer as part of its municipal capital works program, and extending outfalls into deeper waters of the bay to improve dispersion of wastes in the receiving waters. There are also direct sewer discharges from individual homes.

Information about the sewer infrastructure in the town exists only in old, hard copy maps. Alterations to the system have been made over the years without reference or updating of as-built drawings and much of the local knowledge is held by Town workers, some of whom are nearing retirement. To address this, the Town should update – either in hard or (preferably) digital copy – its infrastructure data so that it accurately reflects the current system, identifies gaps, the condition of the system and location of outfalls. A study to identify private outfalls should also be undertaken so that plans to collect, treat and discharge the town's wastes can be designed in a manner that is efficient, coordinated and consistent with environmental protection guidelines and regulations.

2.4.3 Solid Waste

Presently, waste from the town is disposed of at the town's landfill which is slated to close within the next couple of years. Through the implementation of the Newfoundland and Labrador Provincial Waste Management Strategy the province is moving towards an increasingly centralized waste disposal system. In Central Newfoundland, towns such as Peterview will see their garbage and recycling transported to a waste disposal facility currently being constructed in Norris Arm. Transporting waste to the new site will require decisions regarding the most cost effective and environmentally responsible options, including waste reduction.

With regard to waste disposal, the Town has three issues to deal with:

1. **Closure of the existing landfill** – Until the new landfill at Norris Arm is ready to accept material from central Newfoundland communities, Peterview will continue to operate and maintain its own landfill. The community must plan for the closure of the landfill, ensuring that it is done in a manner that protects the community from the migration of



rodents, illegal dumping and long term environmental impacts. It will be important that the town work with the Departments of Municipal Affairs and Environment and Conservation and the Central Regional Waste Management Committee to ensure that citizens are kept informed of the closure plans and measures that will be put in place to protect the community.

2. **Waste Disposal Site Buffer** - The closure of the landfill will improve the environment of the community and open up opportunities for new development. Provincial environmental policies currently discourage residential development within 1.6 km of waste disposal sites. While this buffer currently encompasses most of the town, infill development along the main street has been permitted. Once the landfill is closed, new areas for development within the community could be considered and discussions with regulatory agencies should be undertaken to discuss how the current policy will be applied so that any changes can be incorporated into the Town's Municipal Planning documents.
3. **Reducing waste transport costs to the new regional facility** – While preparing for the closure of the local landfill, the Town must also be preparing for a new system that will see waste transported over a considerably greater distance to the new site in Norris Arm. It is in the interests of the community to keep the volume of waste transported as low as possible to reduce costs. Programs such as recycling and composting will go a long way towards reducing waste disposal costs. Again, it will be important to work with regional and provincial partners to establish and promote programs aimed at reducing household waste.

2.4.4 Water Supply

With the exception of a few homes at Wigwam Point, the Town provides all households with treated municipal water.

Several years ago the Town became part of the Grand Falls-Windsor Regional Water System which removed it from relying on the Peter's River as its source of drinking water. Under the regional system, drinking water is treated at a new water treatment plant in Grand Falls-Windsor. The Town is part of the Regional Water Board and as such, participates in regional water conservation measures by adopting and enforcing the regional water conservation policy.





2.4.5 Future Development and Servicing

Topography, servicing and the proximity of the municipal landfill have limited new development in the town to areas along the main street. As the landfill is phased out and services are installed, areas of the town will be opened up for development. The Town has identified several areas in the western portion of the community off the main road that are suitable for future serviced development. These areas will accommodate local demand and should provide for a variety of housing options. The Town also has an opportunity in developing these areas to position itself as offering a quality residential living environment in close proximity to the main urban centre of Grand Falls-Windsor.

The Town Centre located at Main Street and Abbott Street provides a focal point in the community. Within this area, Samson's Gas Bar and Mr. B's (a convenience store, Post Office and meeting hall, which was once a public school) are the only stand-alone commercial buildings. The Town Office and a municipal playground are also located here. It is Council's intention to undertake improvements to the Town Centre area by closing Keats' Lane to eliminate through traffic and the hazardous intersection with the main road. Improvements to the Town Hall have been undertaken and the Town also has plans to refurbish the existing playground.



3.0 Community Planning Goals and Objectives

3.1 Community Vision

The following vision for Peterview was developed through the Integrated Community Sustainability Planning process:

In our vision for the future, Peterview will be a safe, clean and pleasant residential community; a place where people will want to live, where we continue to celebrate our unique heritage, protect our natural environment, and work together to ensure health and prosperity for all our citizens.

Peterview: A place where people live, love and laugh together.

3.2 Community Goals

The following community-wide goals are consistent with the Vision and will guide the growth of Peterview over the next decade:

Sensitive Development - To encourage orderly, safe, and environmentally sound development, while maintaining the existing unique character of the community.

Compact Built Environment - To minimize future costs of municipal servicing by managing growth in a manner that ensures orderly development and encourages a compact physical structure to the community by utilizing land that is available within the boundaries of existing and proposed serviced development.

Community Health and Well-being - To provide a social, educational and recreational environment that strives to anticipate and meet the changing needs of all residents.

Environmental Protection - To ensure that development is integrated into the natural setting of the community in a manner that respects, enhances and protects sensitive natural areas and avoids areas where natural hazards may exist.

Sound Fiscal Management - To manage growth, development and provision of services in a manner that is in keeping with the financial resources of the community.

Open and Accessible Government Decision-making – To increase citizen input and interest in civic affairs through open and accessible government.



3.3 Community-Wide Land Use Objectives

The Town will pursue the following land use objectives in order to achieve the community wide goals:

- Ensure sufficient land is available for the long-term development needs of the community and for attracting new families to the town.
- Encourage new development in or near areas that are currently serviced or can be serviced by the existing municipal water and sewer system.
- Encourage a mix of housing that can accommodate a range of household types.
- Protect the natural and scenic assets of the community by ensuring that development occurs in an environmentally safe and responsible manner, is of high quality, and is sensitive to scale and appropriately sited.
- Facilitate healthy and active living by designating and developing lands for community open space and recreation facilities.
- Maintain and improve the quality of residential areas through sensitive infill development, provision of services and appropriate standards for development.

3.4 General Land Use Policies

The Municipal Plan designates land within the Planning Area Boundary for general land uses that are deemed most appropriate for future development. The Future Land Use Map identifies the major land use categories for the Town of Peterview.

The following policies shall apply throughout the municipal planning area:

Policy G-1 - Growth Management - New residential development will be located in areas that can be easily serviced from existing water and sewer infrastructure. New commercial development and mixed use will be encouraged to locate in the central area of the Town designated for mixed use.

Policy G-2 - Home Occupations - It is Council's intention to encourage small business development in the form of home-based occupations. Such businesses may be considered in any residential dwelling in any land use designation within the community, provided they are compatible with surrounding residential uses. Businesses that consist of only a small office in a dwelling will be permitted. Businesses operating as home occupations shall not be highly visible, generate traffic, noise, odours or create any potential hazards by virtue of the nature of the business, to surrounding properties.

Policy G-3 - Waste Disposal Site - It shall be the policy of Council to maintain a 1.6 km buffer around the municipal waste disposal site, within which all proposed development shall be referred to the Department of Environment and Conservation for evaluation. Upon closure of the waste disposal site, projected to be in 2011, the 1.6km buffer around the landfill will remain in place and the Town will work with the Department of Environment and Conservation to review the policy and identify the conditions under which new development within the 1.6km buffer could be considered.



Policy G-4 - Protection of Water Bodies- It shall be the policy of Council that any development or land use activity will be separated from water bodies by an undisturbed buffer. The buffer will be measured from the high water mark or top of the bank (whichever is greater). Existing vegetation will remain intact and undisturbed. Proposed development activity within the required buffer area, such as docks, wharves or trails, will be referred to the Department of Environment and Conservation for consideration under Section 48 of the *Water Resources Act*.

Policy G-5 - Preventing Development in Environmentally Sensitive Areas - Council shall prohibit development in environmentally sensitive areas such as wetlands and along shore lines. In areas designated for development, Council may require detailed engineering studies to evaluate the suitability of land for a development, where backfilling is proposed, or where there may be potential for flooding, erosion or other hazard to occur.

Policy G-6 - Frontage on Publicly Maintained Street - Except for accessory buildings, all new buildings shall have appropriate frontage on a publicly maintained road.

Policy G-7 - Open Storage - Open storage of materials, machinery, inoperable vehicles or equipment, unless it is part of an approved business, shall not be permitted in the town. No open storage or maintenance of any machinery, equipment, vehicle or boat shall be permitted where such activity is unsightly or causes a nuisance to neighbouring properties.

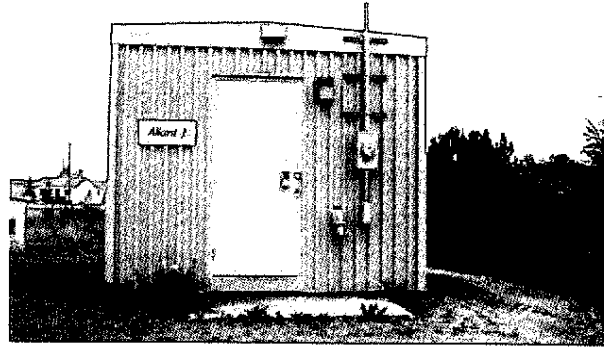
Policy G-8 - Servicing Cost Policies - As the Town is bound by a **Limit of Servicing Agreement** with the Province for cost-shared funding for construction and maintenance of municipal infrastructure, it is the policy of Council to require all proposed development located outside the Limit of Servicing to construct any new streets and services (or extensions to existing streets/services) to the highest level of town standards, at the developers expense.

Policy G-9 - Servicing Requirements - New development should be serviced from the piped municipal system. Unserved development will only be permitted as infill where no piped service exists or is planned. Unserved development must be capable of meeting the requirements of the Sanitation Regulations administered by the Government Service Centre with regard to provision of sewage service, and provincial guidelines assessing groundwater supply for subdivisions serviced by individual private wells².

Policy G-10 - Development Agreements - It shall be a policy of the Town to enter into agreements for new developments involving the subdivision and/or consolidation of lands for development. Such an agreement will be negotiated between the developer and the Municipality for financing and development of services provided to the site, constructed to municipal standards, and consistent with the policies of this Plan and the Development Regulations.

² Department of Environment and Conservation, Water Resources Management Division, November 2009.
Groundwater Supply Assessment and Reporting Guidelines for Subdivisions Serviced by Individual Private Wells.

Policy G-11 - Public Utilities - It shall be a policy of Council to permit the location and placement of utilities throughout the Planning Area provided that they do not cause pollution, present danger to health, create a nuisance to residents, or cause unsightliness. If deemed necessary by Council, adequate screening and buffering or other measures to minimize negative visual impacts may be required.



Policy G-12 - Signs - Signs and advertisements erected in the community shall be of high quality, good design, and located and constructed in a safe manner in accordance with standards set out in the Development Regulations.

Policy G-13 - Protection of Archaeological Resources - Council shall consult with the Provincial Archaeology Office, Historic Resources Division, Department of Tourism, Culture and Recreation, before undertaking municipal works such as water and sewer projects, or considering applications for development that is proposed to occur on land within the community that has not been disturbed by previous development. Special attention must be given to any proposals for development at Wigwam Point.

Policy G-14 - Non-Conforming Uses and Development - In accordance with Section 108 of the *Urban and Rural Planning Act, 2000*, Council shall recognize that any development or land use that legally exists on the day, in which the Plan came into effect may continue. Where a building or use exists that does not comply with the intent of the Plan and the designated use, it shall not be substantially expanded. Minor extensions may be approved provided there will be no adverse effects on surrounding properties or the environment. A change from one non-conforming use to another more acceptable use may be permitted.

Policy G-15 - Public Consultation on Development Applications - If a development that could have undesirable off-site effects is proposed near developed or undeveloped residential areas, primary consideration shall be given to protection of the safety and amenity of the residential areas when evaluating the application. In that regard, Council shall hold public meetings or otherwise consult with surrounding residents and property owners to ensure they are aware of the development and potential effects of the proposal, and shall take any concerns they express into consideration before any decision to approve or refuse the application is made.



4.0 Land Use Designations

This plan sets out a number of land use designations that reflect both current land use and potential future use of land. The Future Land Use Map shows the following Land Use Designations:

Residential

Mixed Development

Seasonal Residential

Open Space

- Open Space Conservation
- Open Space Recreation

Rural

4.1 Residential

Residential development in Peterview consists primarily of single detached dwellings. In recent years, the town has experienced an increase in new residential development. To address a demand for housing in the community, an apartment complex has been developed. With limited developable land and increased demand for serviced developable land, the Town of Peterview must increase the amount of land available for development. To address this issue, the Town has identified a parcel of land in the western portion of the community for future development. The challenge for Peterview is to ensure that new development is carefully planned so as to make the best use of land and minimize servicing costs, while meeting the current and future needs of the community.

4.1.1 Residential Objectives:

- Encourage a variety of housing types, sizes and affordability levels for people at all stages of life, abilities and income levels.
- Ensure development in residential areas takes place in a manner that is compatible with and complementary to areas of existing development and established neighbourhoods.
- Encourage infill development of vacant land serviced by municipal water and sewer.
- Provide opportunities for a range of home-based occupations.

4.1.2 Policies:

Policy R-1 - Primary Uses - The Future Land Use Map identifies areas for Residential uses in the Town. Within this land use designation, the principal housing style shall continue to be single and double dwellings. However, a range of housing types, densities, sizes and affordability levels may also be permitted. Boarding houses, row dwellings, apartments, homes for special care or other forms of supportive housing are encouraged. A dwelling may be permitted to have a subsidiary apartment, such as a basement apartment or conversion of a portion of a dwelling to create a small residential suite.



Policy R-2 - Non-Residential Uses - Community-oriented buildings for the assembly of groups of people, such as schools, churches, and child care centres may be permitted in the residential land use designation. Temporary catering and retail uses may take place in association with established assembly uses and may be developed in the building involved provided the scale is accessory to, and operated in conjunction with, the main activities of the building. Businesses such as Bed and Breakfast establishments may also be considered in the Residential Land Use Designation.

Policy R-3 - Recreational Uses - Recreational uses in the form of small parks, walkways and trails may be permitted in the Residential land use designation as a means of adding to the amenity of the town. In the planning of parks and trails, Council shall consult with residents to plan routes and linkages to ensure maximum accessibility. Seasonal Residential uses will not be permitted in residential areas.

Policy R-4 - Accessory Uses - Uses that are accessory to the primary residential use of a property will be permitted. Sheds for vehicles, storage of materials related to the residential use of the property, small greenhouses, gardens, gazebos, and swimming pools are considered accessory uses in the Residential land use designation. The size and placement of an accessory building or structure on a lot must be complementary in appearance to the dwelling with which it is associated, and in compliance with standards set out in the Development Regulations.

Policy R-5 - Convenience Store - Convenience stores, attached to a dwelling unit in which the store owner or operator resides, may be developed in the Residential land use designation where Council considers the location, size, and other features acceptable for the surrounding area.

Policy R-6 - Cemeteries - Cemeteries may be permitted in the Residential land use designation provided they are associated with and adjacent to a place of worship.

Policy R-7 - Mini Homes - It is the policy of this Plan to accommodate mini homes provided they are part of a proposed development plan.

Policy R-8 - Residential Subdivisions - Residential subdivisions may be developed in the Residential land use designation subject to an approved subdivision plan prepared in accordance with the requirements of the Development Regulations. Such development must contribute to the overall efficiency of street and open space networks, and must be able to be connected to the municipal water and sewer system.



Policy R-9 - Back Lot Development - Notwithstanding Policy G-6, it is the policy of this Plan to accommodate limited back lot development within the Residential land use designation. To make use of the limited land base, the development of back lots for dwellings may be permitted where adequate levels of public safety can be provided and their development does not pose a hazard to adjacent dwellings or impede the development of adjacent land. Development of back lots is only permitted where:

1. Shared access is possible.
2. No more than 3 dwellings will share a driveway
3. The development is proposed in existing built-up areas of the town
4. The development will be serviced with municipal water and sewer.

Policy R-10 - NL Housing Development - It is Council's intention to work with the Your Strength is our Strength organization and Newfoundland and Labrador Housing Corporation to develop additional housing units in the town to provide for housing needs within the community.

Policy R-11 - Potential Development - An undeveloped area located south of Main Street, west of Blake's Lane and east of civic address 46 Main Street, has been designated for future residential development. New development in this area will respect natural drainage patterns, allow for necessary buffers around watercourses, avoid excessive slopes, be connected to the municipal water and sewer system, and be developed on the basis of a plan of an approved plan of subdivision, the streets of which establish connectivity and continuity with the existing street network along Main Street.

4.2 Mixed Development

The Mixed Development land use designation in Peterview reflects areas that have evolved over time to include a combination of uses characterized by residential, commercial and service activities, light industry and public uses along Main Street, Abbott Street, and near Wigwam Point. Over the planning period, it is expected that this pattern of development will continue.

4.2.1 Mixed Development Objectives:

- Provide for the continuation of a compatible mix of land uses along certain parts of Main Street in identified areas.
- Encourage businesses that provide a range of services required by residents.
- Ensure that public uses and buildings are accessible and well integrated in the community.
- Ensure a high quality of commercial development through good site design and signage control.
- Encourage development around the area identified as a Town Centre.
- Develop a plan for the Town Centre area.



4.2.2 Policies:

Policy MD-1 - Primary Uses - Lands designated for Mixed Development use on the Future Land Use Map are primarily for residential uses including single and double dwellings, row dwellings and apartment buildings. A number of non-residential uses will be permitted including child care, assembly, cultural and civic as well as business, office, medical and personal service uses.

Policy MD-2 - Secondary Uses - Uses such as boarding house residential, shops, catering, club and lodge, collective residential, commercial residential, indoor or outdoor market, light industry, recreational open space, funeral home, and service stations may be permitted. Business uses as home occupations may also be considered in accordance with conditions set out in the Development Regulations.

Policy MD-3 - Compatibility of uses - Non-residential uses in the Mixed Development land use designation shall not create a nuisance or hazard to adjoining properties, and if necessary, must be adequately separated and buffered from surrounding residential development. Adequate off-street parking space must be provided for non-residential uses. Pedestrian and vehicular access must be well-designed to ensure safety and efficient flow of traffic.

Policy MD-4 - Community Centre - It is Council's intention to pursue development of a Community Centre. The location of the proposed Community Centre is yet to be determined. Nonetheless it is Council's intention to examine the feasibility of locating the proposed Community Centre in the centre of the community along Main Street at the area bounded by Abbott Street and Keats' Lane. The Community Centre would attract development to this part of town and encourage other development. Furthermore, the Community Centre will serve as a focal point within the community.

Policy MD-5 - Playground - It is Council's intention to refurbish the playground on the corner of Main Street and Abbott Street to provide a central recreational area for children in the community.

Policy MD-6 - Town Centre - It is Council's intention to make improvements to the Town Centre area to make it a hub for recreational, commercial and civic activity in the community.

Policy MD-7 - Vehicle Access and Parking - When considering applications for commercial and other uses where there would be a high volume of traffic, Council shall ensure that the developer is providing properly designed and located vehicular access and adequate on-site parking and loading space.



4.3 Seasonal Residential

Several cabins, cottages, and summer homes currently exist in the south-eastern portion of Peterview. An area is identified on the Future Land Use Map for Seasonal Residential use.

4.3.1 Seasonal Residential Objectives:

- Protect the rural recreational character and amenities of existing areas of seasonal cabin development.

4.3.2 Policies:

Policy SR-1 - Primary Uses - Lands designated Seasonal Residential on the Future Land Use Map are primarily for non-year round cabin and cottage development. In this area, passive recreation and conservation uses will also be permitted.



Policy SR-2 - Access - In order to ensure seasonal residential development will not interfere with public access to the waterfront, it is Council's policy to require a dedication of waterfront lands or easements to facilitate public waterfront access, as a condition of development approval.

Policy SR-3 - Servicing - All development within the Seasonal Residential area, will not be serviced by municipal water and sewer and street access will not be maintained by the Town. Development must meet standards set out by the Department of Government Services and Department of Environment and Conservation for on-site well and septic systems.

4.4 Open Space

Lands of environmental importance exist throughout Peterview. Wetlands, river and shoreline habitats support wildlife and accommodate stormwater runoff. One of the largest wetlands exists where the Peter's River flows into the Exploits Bay. Other wetlands are located to the south of the developed portions of Town. These wetlands provide a natural habitat for flora and fauna and should be protected from disturbance. The coastal shoreline along the northern portion of the Town is another area of environmental importance. With the impacts of climate change expected to result in rising sea levels, coastal areas are vulnerable to erosion and flooding from more severe storms and storm surges. These important and sensitive areas of the Town are designated as Open Space Conservation on the Future Land Use Map.

Other lands in the Town are designated Open Space Recreation on the Future Land Use Map where parks and recreational facilities are or will be located. These include the baseball diamond, community boat launch, the municipal park, and an abandoned playground.

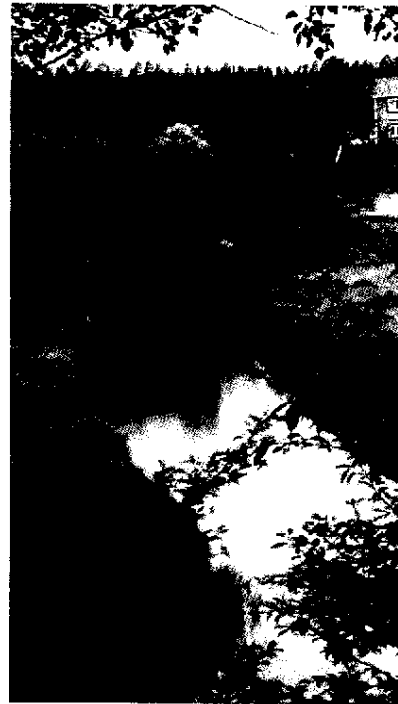
4.4.1 Open Space Objectives:

- Retain a natural state of undisturbed land along rivers, wetlands and the coastal shoreline.
- Protect environmentally valuable or sensitive lands from incompatible development.
- Identify lands for use as community open space for parks, recreation facilities, and trails.
- Prohibit development in identified wetlands.

4.4.2 Policies:

Policy OS-1 - Open Space Conservation - Lands designated Open Space Conservation on the Future Land Use Map are primarily for the protection of wetlands and the shoreline. Within areas designated for Open Space Conservation, lands will remain generally undisturbed. Small wharves or docks may be permitted along the marine shoreline of Botwood Bay. Passive recreational uses such as walking trails may be permitted throughout areas designated Conservation.

Policy OS-2 - Open Space Recreation - Lands designated Open Space Recreation on the Future Land Use map are used for, or can be used for parks, playing fields, facilities for organized sports, community recreation centres and walking trail networks. Such areas include Peterview Riverside Park and the municipal baseball field. Uses that are complementary to the primary recreational use, such as small catering facilities and storage sheds associated with such facilities, may also be permitted.



Policy OS-3 - Municipal Wetland Stewardship Program - It is Council's intention to become part of the Provincial Government's Municipal Wetland Stewardship Program. The program's principal goal is to help Towns, developers, landowners and other wetland habitat stakeholders become more aware of the value of wetlands within their jurisdiction and to empower them to undertake their own actions to conserve these areas. By signing a Wetland Stewardship Agreement, Peterview will become part of the Municipal Wetland Stewardship Program. Should such an agreement be made, the Municipal Plan will be amended to reflect the area(s) covered by the agreement.

Policy OS-4 - Trail Development -

Over the planning period, it is Council's intention to expand the walking trail network within the community. Council is examining the possibility of establishing a lookout point at the top of Hill View Road, linked by a series of trails to the south connecting residential areas with the Town Centre and other natural and scenic features of the community. A conceptual trail network is identified on the Future Land Use Map.



Policy OS-6 - Wigwam Point - It is Council's intention to work with the Sple'tk (Exploits) First Nation Band to explore opportunities for developing Wigwam Point as a heritage site and park for the community.

Policy OS-7 - Boat Launch - It is Council's intention to construct a community boat launch between 245 and 257 Main Street.

4.5 Rural

Areas designated as Rural are generally undeveloped lands beyond urbanized areas. Such lands provide areas for natural resource development such as forestry or agriculture, outdoor recreation and wildlife habitat. Large rural areas also provide, under appropriate circumstances, space for necessary land uses that are not appropriate to be located in residential areas of a community.

4.5.1 Rural Objectives:

- Protect and preserve lands with natural resource potential.
- Maintain rural areas as a community asset for outdoor recreation and natural habitat.

4.5.2 Policies:

Policy RUR-1 - Primary Uses - Lands designated Rural on the Future Land Use Map are primarily for agriculture, forestry, conservation purposes and passive recreation. Offices associated with approved agricultural, industrial, forestry or mineral working uses may also be permitted.

Policy RUR-2 - Non-Rural Uses - Uses such as mineral workings, general industry, solid waste depot, scrap yards and assembly uses such as commercial recreational facilities may be permitted where it can be shown that such uses cannot be reasonably located elsewhere in the community, and that their development can be carried out in an environmentally responsible manner. Temporary catering and retail uses may take place in association with approved uses



in accordance with conditions set out in the Development Regulations. Cemeteries may also be considered.

Policy RUR-3 - Mineral Exploration and development - It is a policy of this Plan that all mineral exploration and development activities are to be conducted in a manner that minimizes the adverse effects of such activities, and that the derelict lands resulting from such operations are properly rehabilitated in accordance with a development plan approved by the Department of Natural Resources.

Policy RUR-4 - Dwellings - Dwellings shall be restricted to a farm dwelling that may be necessary for the operation of an approved agricultural enterprise.

Policy RUR-5 - Scrap Yards - Scrap yards and other industrial-related uses where proposed to be located in the Rural land use designation shall be well removed from existing and planned residential areas; shall be adequately serviced and not visible from any street.

Policy RUR-6 - Municipal Waste Disposal Site - It the intention of Council to work with the Department of Municipal Affairs and the Department of Environment and Conservation on developing a timeline for the closure, cleanup and rehabilitation of the current municipal waste disposal site.



5.0 Municipal Services Infrastructure

The provision of municipal infrastructure such as streets, sidewalks, water treatment and distribution systems, sewers and sewage treatment facilities, and waste collection and disposal, are the primary responsibilities of municipal government. This infrastructure supports growth and development of the community and contributes to community safety, health and well being.

5.1 Municipal Services Infrastructure Objectives:

- Ensure continued safety, supply and distribution of potable water in the community.
- Improve sewage collection system and work towards the development of a municipal sewage treatment facility.
- Implement measures to reduce waste in municipal operations.
- Provide a safe and convenient pedestrian and street network in the community.
- Create a plan for development of a Community Centre.

5.2.1 Policies:

Policy MS-1 - Street Standards and Functions - Council shall adopt road design standards specified in the Development Regulations implementing this plan.

Policy MS-2 - Street Right of Ways - All development, including but not limited to buildings, fences, sheds, and parking lots shall be set back far enough from the right of way of a road to provide an adequate level of public safety and space for snow clearing and maintenance. Setback requirements shall be set out in the Development Regulations.

Policy MS-3 - Street Safety - Main Street is the main collector street through Peterview. Council will investigate re-alignment of the intersection of Abbott Street with the Main Street and close Keat's Lane as part of redevelopment efforts that will to improve vehicular and pedestrian safety in the Town Centre area.

Policy MS-4 - Sewage Collection and Treatment - Over the planning period, Council will continue to upgrade and maintain existing municipal water and sewer servicing in the community as a priority of municipal capital works programming.

Policy MS-5 - Solid Waste Management - In collaboration with surrounding municipalities, Council will explore and implement measures to reduce the volume of solid waste generated by the community, through such means as recycling, composting and other means.

Policy MS-6 - Municipal Asset Mapping - It shall be a priority of Council to undertake - updating and mapping of municipal infrastructure, identification of gaps in the sewer system, and determination of the location of both public and private outfalls.



Policy MS-7 - Sidewalks - Over the planning period, Council will invest in the installation of a network of sidewalks accompanied by directional and street signage town.



6.0 Implementation

The Peterview Municipal Plan lays out a ten-year vision for efficient, safe, sustainable and well-designed development within the Town. Municipal Services, regulations and expenditures are a means to encourage the extent and form of new development.

Successful implementation of the Plan involves:

- Effective administration of the Plan;
- Adopting of Development Regulations;
- Adopting of annual budgets and five-year capital works budgets;
- Preparing and implementing recommended studies;
- A consistent procedure for considering amendments to the Plan and Development Regulations; and
- Working in partnership with citizens, groups and organizations to achieve the collective goals of the community.

6.1 Administration of the Municipal Plan

The Municipal Plan must serve as a continuing reference and guide to Council and its officials in order to achieve the goals, objectives, and programs it contains.

Where possible, land use designations coincide with roads, fences or property lines or other prominent physical features, or as a specified offset from physical features. It is intended that no amendment of this Plan will be required to permit minor adjustments to these boundaries where it is reasonable to do so in response to a proposal for development.

All proposed development within the Planning Area must conform to the policies of the Plan and Development Regulations, and be approved by Council. Council will ensure that development proposals are given a comprehensive review, including circulation to appropriate public departments and agencies.

Council may refuse or approve applications, with or without conditions. Decisions of Council made according to the provisions of this Plan and the accompanying Development Regulations may be appealed to the appropriate Appeal Board established under Part VI of the *Urban and Rural Planning Act*.

Council may require that a Development Agreement for major land developments within the Planning Area be agreed to and signed by the developer and the Town. This agreement shall establish the conditions under which development may proceed and shall be legally binding on both parties.



6.2 Public Consultation

Council is committed to consultation with citizens and will seek input from the public on planning and development matters that:

- Require an exercise of Council discretion in arriving at a decision on a development application;
- Involve development proposals that are of interest to the community at large;
- Would require a change of Town policy, amendment to the Municipal Plan and/or Development Regulations; and
- Would result in significant expenditures of Town resources for implementation.

Council will develop a policy to guide its consultation processes that are consistent with the requirements of the *Urban and Rural Planning Act*.

6.3 Amendment and Review of the Municipal Plan

During the planning period, conditions in the Town may change, and where necessary, amendments to the Municipal Plan may be adopted by Council. Council may consider amendments to the Municipal Plan when:

- There is an apparent need to change policy due to changing circumstances;
- Studies have been undertaken which contain recommendations or policies that should be incorporated into the Municipal Plan;
- A Provincial Land Use Policy has been released that requires a change in policy by the Town; and
- There is a development proposal that provides sufficient information and rationale to support a change in the Municipal Plan.

In accordance with Section 27 of the *Urban and Rural Planning Act, 2000*, Council will charge a proportion of the cost of carrying out an amendment to the person or association of persons, who request an amendment. The proportion to be charged will be set by Council as part of its annual budget process in setting its Schedule of Rates and Fees. The costs may include but are not limited to research and preparation of amendments, public notices, consultation, administrative processing costs and the costs associated with a Public Hearing.

6.4 Development Regulations

Council will adopt Development Regulations pursuant to Section 35 of the *Urban and Rural Planning Act, 2000* to implement the goals, objectives and policies set out in the Municipal Plan.

All land within the municipal planning area is covered by land use zones which provide detailed requirements for lot size, frontage, building setbacks, subdivision, parking standards, etc.



6.5 Consideration for Re-Zonings

Development Regulations may be amended in two ways: text and map amendments. Text amendments may include an addition of a permitted use within a use zone, addition to or changes in a condition, or a change in a definition. Map amendments usually mean a change to the zoning map, also called “re-zoning”.

To allow consideration of any proposal for an amendment to the Development Regulations, Council shall require a proposal to be submitted that clearly shows:

- The location of the subject property, to scale, showing lot dimensions, area, and street frontages;
- The proposed means by which the site is/will be serviced;
- The proposed location of all driveways and parking areas;
- Areas that are to be used landscaped or left in a natural state to provide necessary buffers;
- The proposed location of all buildings on the site; and
- Identification of adjoining land uses, natural hazards or sensitive natural areas both on site and on adjoining properties that may be affected by the development.

When considering proposals for development that necessitate amendments to the text or maps of the Development Regulations, Council shall have regard to the goals, objectives, policies and programs outlined in this Plan, and whether or not the proposal is in conformance with the intent of the Municipal Plan, Development Regulations and all other Town policies and regulations. Council will also have specific regard to the following:

- Cost or revenue implications for the Municipality;
- Adequacy of municipal water and sewer services, or where on-site services are proposed, the adequacy of the physical site conditions to accommodate it;
- Adequacy of the road network and potential for generating traffic concerns adjacent to or leading to the development;
- Potential for causing negative impacts on the environment, including contamination or sedimentation of fresh or sea water, erosion, habitat disruption, water and soil pollution;
- Potential for causing negative impacts on surrounding land uses such as excessive noise or other nuisance;
- Previous uses of the site that may have caused contamination and render the site unsuitable until such time as proper site remediation can occur;
- Suitability of the site in terms of grade, soil and bedrock conditions, proximity to watercourses and wetlands; and
- Compatibility of the proposed development with surrounding properties in terms of height, scale, lot coverage, bulk aesthetics.



6.6 Municipal Land Assembly

Municipalities are empowered by the Municipalities Act, to acquire lands for municipal works or economic development purposes. Such projects generally entail the Town acquiring parcels of land from private landowners or other levels of government for a variety of reasons including:

- To facilitate new growth and development in an area which is actively being revitalized or redeveloped where such land assemblies cannot by virtue of time or money be assembled privately;
- To facilitate the development of municipal parks, recreation and conservation areas;
- To facilitate development of municipal parking lots;
- To encourage or make available lands which by virtue of ownership are not available for development but which are necessary for logical growth of the community; and
- To facilitate redevelopment of an existing major non-conforming use whether the redevelopment is a conforming use or use consistent with the Municipal Plan.

During the planning period, the Town may undertake land assembly projects and transactions that are consistent with the objectives of this Plan.

6.7 Professional Advice

Council may obtain its own professional advice in regard to any proposed amendment to the Municipal Plan or Development Regulations. Council may also seek professional advice in regards to the evaluation of development proposals should circumstances warrant it.

6.8 Municipal Budgeting and Capital Works Program

The Town of Peterview has an annual operating budget of approximately \$313,000; through prudent fiscal management has a debt-servicing ratio of less than 30%. A number of capital works projects have been identified that need to be financed in order to achieve the goals and objectives of the community and implement this Plan. Over the planning period, the Town will:

1. Invest in capital works projects for upgrading of streets, water and sewer services, by utilizing cost-shared federal-provincial infrastructure programs;
2. Work with community group(s) to improve local amenities; and
3. Work with community group(s) to undertake community development projects consistent with community vision, goals and objectives.

Implementation of capital works projects will be undertaken as funding is available. In an effort to ensure that adequate funds are available at the appropriate time to implement capital projects identified in this Plan, Council shall prepare and submit every year, a five-year forecast of their anticipated capital expenditure requirements. This is required for compliance with Section 94 of the *Municipalities Act*.

The following tables identify priority works projects and studies that have been identified to implement the Plan over the Planning period. It includes municipal public works projects, identified studies, and community partnership projects and initiatives. Projects will be pursued



with due consideration of the financial position of the Town, its revenue sources, borrowing capabilities and available funding opportunities from other sources. Where possible, the Town will partner with community economic development agencies, local business and community groups to support and pursue funding opportunities for identified projects as necessary.

Municipal Infrastructure	Cost	Potential Funding Sources and Partners	Contribution to Community Sustainability
Water and Sewer Servicing:			
1. Extend water and sewer servicing to Annie’s Avenue.	\$78,000	Municipal Capital Works Funding Build Canada Fund FCM Green Fund Federal Gas Tax Agreement	• Improved delivery of water and sewer service to residents
2. Updating mapping of municipal infrastructure, identification of gaps in the sewer system, and location of both public and private outfalls.	\$10,000		• Improved delivery of sewer service to residents • Consistent information and record keeping. • Potential to improve habitat for fish and wildlife populations
Sidewalks:			
3. Develop a plan for a network of pedestrian walkways and sidewalks.	\$15,000		• Reduced levels of greenhouse gases through reduced vehicle usage • Improved community health • Improved pedestrian safety
Municipal Buildings:			
4. Develop a long term plan for the construction of a Community Centre.	TBD		• Improved physical access to facilities
5. Install energy efficient windows and doors in the Town Hall.			• Improved energy efficiency/reduction • Lowered greenhouse gases
6. Implement recommendations of the Municipal Plan.			



Municipal Amenities	Cost	Partners	Contributions / Benefits / Significance
1. Design and construct improved network of local walking trails linking neighbourhoods, open spaces, conservation areas, recreation facilities, businesses.	TBD	Recreation Board	<ul style="list-style-type: none"> Improved community health Improved pedestrian safety
2. Construct a community boat launch.		Recreation Board	<ul style="list-style-type: none"> Supports healthy and active lifestyles Protects natural areas Supports tourism development by increasing things to see and do in the community
3. Explore opportunities for developing Wigwam Point as a heritage site and park for the community.		Heritage Society Heritage Foundation of Newfoundland and Labrador Newfoundland and Labrador Museum Association	<ul style="list-style-type: none"> Increased environmental and heritage awareness Supports tourism development by increasing things to see and do in the community Protects natural areas
4. Become part of the Municipal Wetland Stewardship Program.		Environment Canada, Department of Environment and Conservation	<ul style="list-style-type: none"> Increased environmental awareness Protects natural areas Supports tourism development by increasing things to see and do in the community
5. Refurbish the playground on the corner of Main Street and Abbott Street as part of an overall redevelopment of the Town Centre.	TBD	Recreation Board	



Research and Design Studies	Cost	Partners	Contributions to Community Sustainability
1. Realignment of the intersection of Main Street with Abbott Street and closing Keats' Lane as part of an overall redevelopment of the Town Centre.	TBD	Department of Municipal Affairs, Department of Transportation and Works, Residents, Business Owners, Local MHA	<ul style="list-style-type: none"> Improves community safety
2. Develop a timeline for the closure, cleanup and rehabilitation of the current municipal waste disposal site.	TBD	Department of Municipal Affairs, Department of Environment and Conservation	<ul style="list-style-type: none"> Improves environmental protection in the area Potentially increases area available for development within the Town
Community Festivals and Events	Cost	Partners	Contributions to Community Sustainability
1. Undertake a Civic Signage Initiative <ul style="list-style-type: none"> Develop Community wayfinding & interpretive signage Prepare a community map 	TBD	Exploits Valley Regional Economic Development Board, Heritage Society, Recreation Board	<ul style="list-style-type: none"> Preserves community heritage Increases sense of community pride and well-being Supports economic development
2. Develop an annual festival/event that highlights local talent.		Exploits Valley Regional Economic Development Board, Heritage Society, Recreation Board	<ul style="list-style-type: none"> Preserves community heritage Increases sense of community pride and well-being Supports economic development
3. Organize a Come Home Year event.		Exploits Valley Regional Economic Development Board, Heritage Society, Recreation Board	<ul style="list-style-type: none"> Preserves community heritage, Increases sense of community pride and well-being Supports economic development
4. Prepare a community skills profile with particular emphasis on traditional skills in the arts (music, visual, and theatre) and crafts (woodworking, baking, needle work, etc.).		Exploits Valley Regional Economic Development Board	



Item	Cost	Partners	Contributions to the Community
1. Develop and Implement a Public Consultation Policy	TBD	Department of Municipal Affairs, Municipalities Newfoundland & Labrador, Residents	<ul style="list-style-type: none"> Increased citizen engagement and involvement in decision making
2. Explore and implement measures to reduce the volume of solid waste generated by the community.			<ul style="list-style-type: none"> Decreased amount of garbage trucked to the land fill.



Appendix A: Consultation Materials

Vision for Peterview

Council wants your input
for the future of your
community

Bring the whole family out
to have your say
& share your vision

Be a part of
sustainability
planning

Thursday
February 18
7:30-9:00pm
Meeting Room
of
Mr. B's Premises
13 Abbott St.



society/culture



economy



government



environment

sustained



our community has an opportunity

The Town of Peterview is creating an Integrated Community Sustainability Plan (ICSP). This is an opportunity to consider the future and to think about the full range of possibilities for sustainability in Peterview.

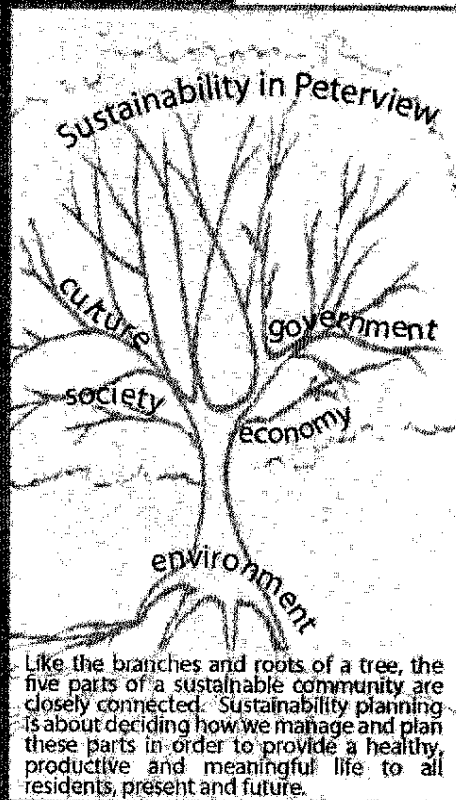
The ICSP is a tool to plan and prioritize things like water, waste management, energy, parks, research and more.

The ICSP for Peterview will be a 10 year visionary plan based on input from the community.

seize the opportunity

Come out and discuss what sustainability means to you and share your vision for Peterview.

participate in shaping the future



What kind of community do we want?

What are our strengths as a community?

What are our needs?

What does a sustainable Peterview look like?

How do we get to where we want to go?

If you have questions, or if you cannot make it to the meeting but would like to give your input contact:

Venus Samson
Town Clerk/Manager
Phone: (709) 257-2926
Email: townofpeterview@nfai.bn.com

or

Mary Bishop
Senior Project Manager, CBCL Limited
Phone: (709) 364-8623
Email: maryb@cbcl.ca

