

Town of Peterview
Development Regulations
Amendment No. 1, 2014

Prepared for the

**Town of
Peterview**

By

**CBCL Limited
March, 2014**

Urban and Rural Planning Act

Resolution to Approve

Town of Peterview

Development Regulations Amendment No. 1, 2014

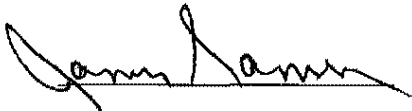
Under the authority of section 16, section 17 and section 18 of the *Urban and Rural Planning Act 2000*, the Town Council of Peterview

- a) adopted the Peterview Development Regulations Amendment No. 1, 2014 on the 10th day of June, 2014.
- b) gave notice of the adoption of the Peterview Development Regulations by advertisement, inserted on the 23rd day ^{of June} and the 3rd day of July, 2014 in the *Advertiser*.
- c) set the 7th day of July, 2014, at 7:00 p.m. at Mr B's Meeting Room, 13 Abbott St, Peterview, for the holding of a public hearing to consider objections and submissions.

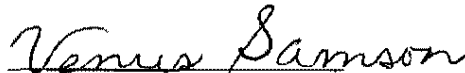
Now under the authority of section 23 of the *Urban and Rural Planning Act 2000*, the Town Council of Peterview approves the Peterview Development Regulations Amendment No. 1, 2014 as adopted.

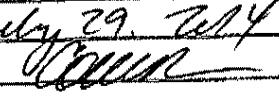
SIGNED AND SEALED this 8th day of July, 2014.

Mayor:



Clerk:



Development Regulations/Amendment	
REGISTERED	
Number	3735-2014-002
Date	July 29, 2014
Signature	

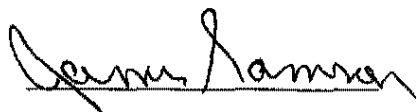
Urban and Rural Planning Act
Resolution to Adopt
Town of Peterview
Development Regulations Amendment No. 1, 2014

Under the authority of Section 16 of the *Urban and Rural Planning Act 2000*, the Town Council of Peterview adopts the Peterview Development Regulations Amendment No. 1, 2014.

Adopted by the Town Council of Peterview on the 10th day of June, 2014.

Signed and sealed this 15th day of July, 2014.

Mayor:



Clerk:



Canadian Institute of Planners Certification

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


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

SCHEDULE A

Purpose

The purpose of the proposed Development Regulations amendment is to:

1. Permit consideration for autobody repair shops as home occupations within areas zoned as Residential.

Amendment No. 1

The Peterview Development Regulations are amended by

1. Deleting Regulation 36 (2)(c.) of Part III, General Development Standards to read as follows:

(2) **Home Occupations in Accessory Buildings** - In addition to the requirements set out in Regulation 36(1), a home occupation where permitted in a building subsidiary to a residential dwelling (ie. an accessory building) shall:

- (a) Be located on the same lot as the residential use;
- (b) The business shall be owned and operated by the occupants of the dwelling;
- (c) Activities associated with the use are carried on inside the accessory building, are not hazardous and do not cause a noticeable increase in noise, odour, dust or fumes, nor cause electrical interference, or in any other way result in a nuisance to the occupants of surrounding residences.

2. Adding Autobody repair shop as a discretionary use to the Residential Use Zone Table; and

3. Revising Condition 8 Home Occupations of the Residential Use Zone Table from:

8. Home Occupations - Medical and Professional Services, Personal Service, and Light Industry uses may be permitted as home occupations where they can meet the requirements of Regulation 36, Part III of these Regulations. The following use classes shall be restricted to the category of home occupation activities and may only be permitted on a developed residential lot:

- (1) **Light Industry Use Class** - The Light Industry Use Class shall be limited to the manufacture and ancillary retail sales of goods produced or repaired on the residential lot and shall be limited to those commonly associated with small-scale production of specialty goods or foods.
- (2) **Medical, Professional and Personal Service Uses** - Medical, Professional and Personal Service Uses may be permitted as a discretionary use in the form of medical clinics, offices or similar uses if the use is clearly subsidiary to the residential use.

- (3) **Home Offices** - A home office will be permitted in a dwelling unit where it conforms to the following requirements:
- (a) It does not exceed 45m² in floor area;
 - (b) There is no exterior open storage or display of goods, materials or equipment;
 - (c) It must be operated by a resident of the dwelling unit and non-residents shall not be employed in the Home Office;
 - (d) No change in the type, class or extent of the Home Office shall be permitted except with the approval of the Authority.

To read:

8. Home Occupations - Medical and Professional Services, Personal Service, Light Industry and **autobody repair shop** uses may be permitted as home occupations where they can meet the requirements of Regulation 36, Part III of these Regulations. The following use classes shall be restricted to the category of home occupation activities and may only be permitted on a developed residential lot:

- (1) **Light Industry Use Class** - The Light Industry Use Class shall be limited to the manufacture and ancillary retail sales of goods produced or repaired on the residential lot and shall be limited to those commonly associated with small-scale production of specialty goods or foods.
- (2) **Medical, Professional and Personal Service Uses** - Medical, Professional and Personal Service Uses may be permitted as a discretionary use in the form of medical clinics, offices or similar uses if the use is clearly subsidiary to the residential use.
- (3) **Home Offices** - A home office will be permitted in a dwelling unit where it conforms to the following requirements:
 - (a) It does not exceed 45m² in floor area;
 - (b) There is no exterior open storage or display of goods, materials or equipment;
 - (c) It must be operated by a resident of the dwelling unit and non-residents shall not be employed in the Home Office;
 - (d) No change in the type, class or extent of the Home Office shall be permitted except with the approval of the Authority.
- (4) **Autobody repair shop** – an autobody repair shop may be considered in a residential accessory building provided adequate separation buffers are provided to separate and screen the use from adjoining residences.