

**Town of
Peterview
Municipal Plan Amendment
No. 2014**

Prepared for the

**Town of
Peterview**

By

**CBCL Limited
March, 2014**

Urban and Rural Planning Act
Resolution to Approve
Town of Peterview
Municipal Plan 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 Municipal Plan Amendment No. 1, 2014 on the 10th day of June, 2014.
- b) gave notice of the adoption of the Peterview Municipal Plan Amendment by advertisement inserted on the ^{23rd. of June} day 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 Abbot 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 Plan Amendment No. 1, 2014 as adopted.

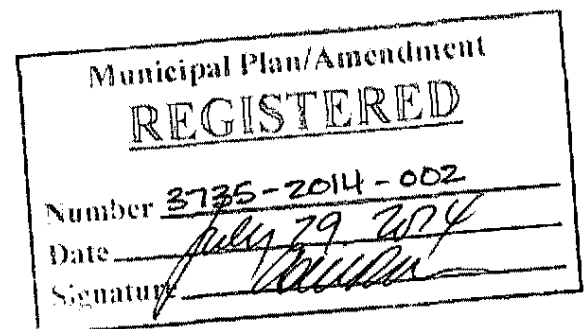
SIGNED AND SEALED this 8th day of July, 2014.

Mayor:

James Samson

Clerk:

Venus Samson



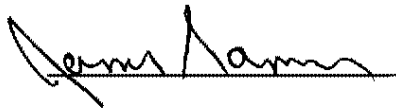
Urban and Rural Planning Act
Resolution to Adopt
Town of Peterview
Municipal Plan, Amendment No. 1, 2014

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

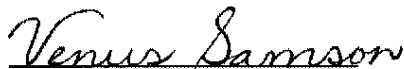
Adopted by the Town Council of Peterview on the 10th day of June, 2014

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

Mayor:

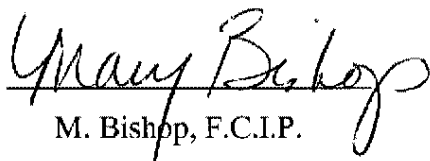


Clerk:



Canadian Institute of Planners Certification

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



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

Town of Peterview

Municipal Plan Amendment No. 1, 2014

Introduction

The Town of Peterview revised its Municipal Plan in 2011. The Town now wishes to amend the Plan and Development Regulations. This report has been prepared to explain the proposed change, and to serve as a basis for consideration by the general public before it is approved by Council and submitted to the Minister of Municipal and Provincial Affairs for registration.

Background

The Town has received an application for a small autobody repair shop to be established in a residential accessory building in the town. Council recognizes that most of the community is residential in nature, there is limited land available for commercial development, and there are few opportunities for economic development generally within the town. As a result, Council wishes to amend the Municipal Plan to provide for consideration of commercial enterprises such as autobody repair shops in residential accessory buildings in the Residential Land Use Designation and Use Zone.

The Municipal Plan encourages small business development in the form of home-based businesses. Section 4.1.1 Residential Objectives of the Plan includes the following objective to:

- Provide opportunities for a range of home-based occupations.

Policy G-2 of the Plan sets out the intent with respect to home occupations in the community

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.

Plan Policy does not clearly permit businesses such as autobody shops in areas designated for residential. The Development Regulations are clear that home occupations where they are to be operated out of an accessory building, shall not include businesses that are involved in the repair of vehicles or heavy equipment. In the Residential Use Zone, uses that are permitted as home occupations do not include autobody repair shops.

Council now wishes to amend the Municipal Plan to accommodate home occupations in the form of autobody repair shops. A corresponding amendment to the Development Regulations will also be prepared to allow this use as a home occupation in the Residential Land Use Zone.

Amendment No. 1

The Peterview Municipal Plan shall be amended as follows:

1. By replacing General Policy G-2 in Section 3.4

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.

with the following:

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 **or any residential accessory building** 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 such as **autobody repair shops** 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.

2. Replacing Residential Policy R-2 in Section 4.1.2

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.

with:

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 **as well as other home-based businesses in accordance with policy G-2 and the requirements set out in the Development Regulations.**