

COMMUNITY OF NORTH SHORE

2014 OFFICIAL PLAN

JANUARY 8TH, 2014

VISION

The Community of North Shore will continue to grow around core occupations of agriculture, fishing and tourism, and as a diverse and inclusive rural residential Community. This Plan envisages a community that values enhanced local properties, positive ecological stewardship, innovative economic development and services, distinctive recreational and cultural opportunities, preservation of agricultural land, and enjoyment of nature, including the Bays and the National Park.

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1. Introduction

1.1. Preface

In 1974 the rural communities of Stanhope, West Covehead and Covehead Road were incorporated into the North Shore Community Improvement Committee (C.I.C). A planning board was also established at this time to comment on development proposals presented to the (then) Prince Edward Island Department of Municipal Affairs. The Council was instrumental in having the North Shore Rural Community Fire Company established in June 1979. In 1983, changes to the Province's Municipalities Act saw the term "Community Improvement Committee" dropped, and the term "Community" applied to the former Community Improvement Committees. The formal name of the Community is the Community of North Shore.

1.2. Purpose

The Official Plan for the Community of North Shore is a formal set of goals, objectives and policies approved by Council concerning the nature, extent, and pattern of future land use and development within the Community until the year 2018.

The land use and development objectives set out in the Plan are broad statements of intent, while the policy statements serve as guidelines indicating the specific action which will be taken to achieve the stated goals and objectives. The 2013 Community of North Shore Official Plan also serves as a basis for the 2013 Land Use Bylaw which will implement the policies outlined in the Plan.

In order to achieve the Community's overall goal of good governance, Community Council, in consultation with its diverse residents, have drafted this Official Plan, complete with goals, objectives and policies respecting future land use in the Community.

1.3. Planning Area

The geographical area that is the subject of the 2013 Official Plan is the area within the legal municipal boundaries of the Community of North Shore.

The Community of North Shore is located in Queens County, along Prince Edward Island's north shore, approximately 12 km north of the Province's capital city, Charlottetown. Map 1 – Community of North Shore shows the location of the Community of North Shore in Queens County.

Map 1 - Community of North Shore



1.4. **Legal Enablement**

The Province's Planning Act R.S.P.E.I. 1988, Cap. P-8 and Municipalities Act R.S.P.E.I. 1988, M-13 gives the North Shore Community Council most of its powers. Under the Municipalities Act, municipalities have the right to pass bylaws and provide services in a number of areas. Communities such as North Shore that were incorporated as Community Improvement Committees (before 1983) have responsibility over Official Plans and Bylaws, fire protection, garbage collection, street lights, administration and recreation. The Planning Act gives Council the authority to appoint a planning board, adopt an official plan for the Community, and to make bylaws that will help, in part, to implement the policies identified in the Plan.

1.5. **Official Plan Review and Monitoring**

The 2013 Official Plan directs the future of North Shore for approximately the next 5 years, and will be subject to periodic review to compare the extent to which the objectives have been achieved.

An Official Plan is intended to be a dynamic planning tool and document. As such, it is subject to ongoing review. This Official Plan will be monitored on an ongoing (annual) basis to ensure compatibility with changing circumstances. A comprehensive and major review of this Plan will be scheduled for 2018.

2. The Community of North Shore

2.1. Historical Background

Prior to European explorations, the island was inhabited by the Mi'kmaq People for fishing, hunting and some planting. They called the island "Epekwitk", which means "cradle in the waves." Europeans changed the pronunciation of the name to Abegweit. Documented history of the North Shore area dates back to the early 1720s. The French Regime was at that time established on Isle St. Jean. A census taken in 1752 refers to two families living in the area of "Etang des Berges", which is the general area of the current Community of North Shore. The Island was ceded to the British in 1763. Captain Samuel Holland completed a survey of the Island in 1765. The Island was divided into 3 counties, 14 parishes and 67 townships. These townships were allocated to prominent British persons in a lottery, and hence became known as lots. Lot 34 was drawn by John Dixon the Younger, who died in 1767. His heirs sold the lot to Sir James Montgomery, Lord Advocate of Scotland. Holland had named what is now Covehead Bay as Stanhope Cove. Apparently two Acadian families remained in the Stanhope area when Scottish settlers arrived in 1770 to establish one of the earliest British settlements on Prince Edward Island. The first road on the Island was established to run from Stanhope to Charlottetown. In 1799, the Island was named Prince Edward Island.

The first British settlers seeking land were primarily of Scottish and later, Irish descent. In the late 18th century they cleared most of the land in the Cavendish, Robinson's Island, Stanhope and Greenwich areas. Evidence of these early pioneers can be viewed in the faint traces of an old wagon road through Stanhope; and the old cemetery adjacent reminds one of the history of these determined people. The majority of the land was cleared and developed into farmland.

Prince Edward Island National Park borders the Community. It was established in 1937. The area selected for the park was primarily agricultural land owned by direct descendants of pioneer settlers.

In 1961, a group of individuals formed the Stanhope Beach Development Association (SBDA) with the purpose of promoting tourism and developing the area for its residents. The number of seasonal residents grew substantially over the years, establishing the Stanhope area as a lifestyle Community in a pastoral rural setting, complete with access to the Prince Edward Island National Park in Stanhope.

The Community borders the PEI National Park and contains a variety of tourist operations including the Promenade, a golf course and a service station and several

farm operations. National Historic Sites located within the Community of North Shore include the Montgomery Settlers Landing Monument at the Stanhope Golf and Country Club.

2.2. **Site and Situation**

The municipality of North Shore is located to the north and east of Charlottetown between the shores of the PEI National Park and the Municipality of York. The municipal boundary to the west is by Union Road and Brackley Beach, on the east by Tracadie and Pleasant Grove. It is a rural, agricultural setting, with economic activity primarily revolving around farming, fishing and tourism. The area has increasingly become a rural residential Community.

2.3. **Existing Land Use**

Provincial data from 2010 indicate that the Community of North Shore is approximately 4,532 hectares or 11,200 acres in area. Of that area, 1,740 hectares or 4,300 acres are in agricultural use, 1,707 hectares or 4,220 acres are in forest cover, 640 hectares or 1,580 acres are developed, 271 hectares or 670 acres are classified as wetland and 174 hectares or 430 acres of land are unclassified.

Current provincial tax records indicate that a total of 768 properties are developed with residences, and have been assigned civic addresses within the Municipality.

In addition, a number of private roads exist within Municipal boundaries. As of 2012, the Province of Prince Edward Island provided data to the Community indicating that a total of 101 roads existed within Municipal boundaries, and almost 66 % of those roads were listed as private roads. The private roads range from narrow and short clay lanes to paved roadways complete with ditches and culverts. A number of properties are listed or classified as seasonal properties or cottages. However, many properties that are classified in this way function as year round residences. Where residences are located on private roads, the Municipality or a higher level of government is not responsible for road maintenance, snow clearing or maintaining access to the public roadway.

2.3.1. ***Development Activity***

The following tables indicate the level of development activity over the past decade. Unfortunately, not all data was available for all years. In addition, classification of dwelling types appears to be inconsistent. Different criteria have been used at different times. It appears that single family homes were consistently classified as such. However, it appears that some year round residences were located on private or seasonal roads, as such, these residences may have been classified as cottages, seasonal dwellings or as single family homes. Therefore it is difficult to determine from these tables whether new development is intended to be seasonal or year round. Also, any multi family development has been classified as “other”, the categorization of a variety of different

uses under “other” can be a useful method to group a variety of uses, but it is difficult to track specific trends when this type of general categorization is used.

If seasonal and single family categories are combined for the last 5 years, from 2008 to 2012 (see Table 1 Residential Development Permits), it is evident that there is consistent development of residences, averaging about 18 residences annually since 2008. Note that the last three years have shown a decline in the number of new residences constructed. It is uncertain whether or not this constitutes a trend.

Table 1: Residential Development Permits

	2008	2009	2010	2011	2012
Single family	21	18	12	3	6
Seasonal	6	4	0	10	11
Total	27	22	12	13	17

2.3.2. *Development Levels*

Current provincial mapping data indicates that a total of 768 properties are developed with residences, and have been assigned civic addresses within the Municipality. It is estimated that about another 750 lots are undeveloped. This data indicates that a total of 1,518 developed and undeveloped properties exist within the Municipality.

Additional data is available from the provincial government to the Municipality, through the Municipal Assessment and Property Charges Online website. For this website, the classification is used for information for property taxation purposes rather than land use purposes. Thus there is a discrepancy between data collected for mapping purposes and data collected for taxation purposes. As of June, 2013, data from the Municipal Assessment and Property Charges Online database indicate that 1,485 property records exist for the municipality. Of these 1,485 properties, a total of 519 lots fall below the current provincial minimum lot size standards in area. Thus almost 1/3 of all lots in the municipality, both developed and undeveloped, are under the current provincial minimum standard. (See Schedule C)

Of the 1,485 properties in the Community of North Shore, 83 are classified as belonging to the Government of Canada. These would include properties within the Prince Edward Island National Park. 1,158 properties have mailing addresses within Prince Edward Island. Thus, of the 1,402 privately owned properties, about 82% are owned by Islanders. It is assumed that a majority of these properties are year round residences, and a small minority are seasonal residences. A total of 244 properties are owned by off island residents. Mailing address data indicate that 66 mailing addresses are located in Nova Scotia, and another 30 in New Brunswick. Another 101 mailing addresses are located in Ontario and 22 are located in the province of Quebec. Data indicated that 62 mailing

addresses are located in the United States. Thus it is assumed that a minimum 18% of the properties in the Community of North Shore are seasonal residences.

General development levels include data on a broader range of development activity, including additions to existing residences, demolitions, and commercial and agricultural activity. It is unclear from this data whether demolitions were followed by new construction on the same property. Council has identified a pattern of conversion from seasonal to year round residences, but the data can not verify this pattern, due to the inconsistent classification of residences as single family or seasonal. Additions to residences could indicate a conversion from seasonal to year round occupancy. However, the number of additions is included in the “other” category. Due to the variety of activities captured in this category, it is unclear how many conversions from seasonal use occur on an annual basis.

Table 2: Development Permits 2000-2012

	2000	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010	2011	2012
Single Family	6	14	14	5	-	8	13	9	21	18	12	3	6
Cottage	21	30	1	24	-	6	3	4	6	4	0	10	11
Agriculture	1	0	1	0	-	-	-	-	-	0	0	0	3
Non - develop	0	2	0	1	-	-	-	-	-	0	3	0	
Other *	-	-	-	-	-	15	10	14	15	19	14	19	8
Total	28	46	16	30	-	29	26	27	42	41	29	32	28

*Other- multi-unit dwellings, cottage additions, residential renovations, commercial renovations, accessory buildings, demolitions, etc.

Detailed development permit information is available for 2012. Please note that some seasonal residences may be intended for year round use under the current classification system. 6 single family residences were constructed in 2012, and 11 seasonal residences were constructed in 2012, adding up to a total of 17 residences for the year. This is on par with the existing average of 18 residences in total per year.

Of interest for 2012 are the development of 3 separate farm buildings, plus one farm demolition, one commercial storage building and three multi unit residential permits.

2.3.3. **Subdivision Permits Issued**

Subdivision information is limited.

According to data from the Province of Prince Edward Island as of April 2013, the Community of North Shore has about 750 existing approved building lots that are undeveloped or vacant. This number captures all existing vacant lots subdivided over the last few decades. Although recent subdivision activity is limited, the Community has a substantial inventory of existing lots. In fact, given that about 768 civic addresses exist within the municipality, and given that approximately another 750 undeveloped lots exist

within municipal borders, the Community has the potential to double in either residential development or in population. The existing inventory of lots indicates that the Community has sufficient land already subdivided to meet the long term residential needs of the Community.

Table 3: Subdivision Activity

	2000	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010	2011
Single Family	8	10	10	7							1	2
Cottage	19	11	16	17								1
Agriculture	2	0	3	0							1	1
Commercial	1	0	0	1								
*Other	6	7	9	7							4	3
Total	36	28	38	32			1	11	6		6	7

*Other – boundary changes

2.3.4. Residential

Residential development is characterized by a generally low density pattern of primarily single family dwellings dispersed throughout the municipality. Some areas located on the Stanhope peninsula and around the golf course are more densely subdivided. A wide variety of dwellings exist, ranging in use from small seasonal cottages or cottage rental businesses to large single family homes. As indicated earlier, any residence located on a private road could be classified as a seasonal residence.

2.3.5. Commercial and Industrial

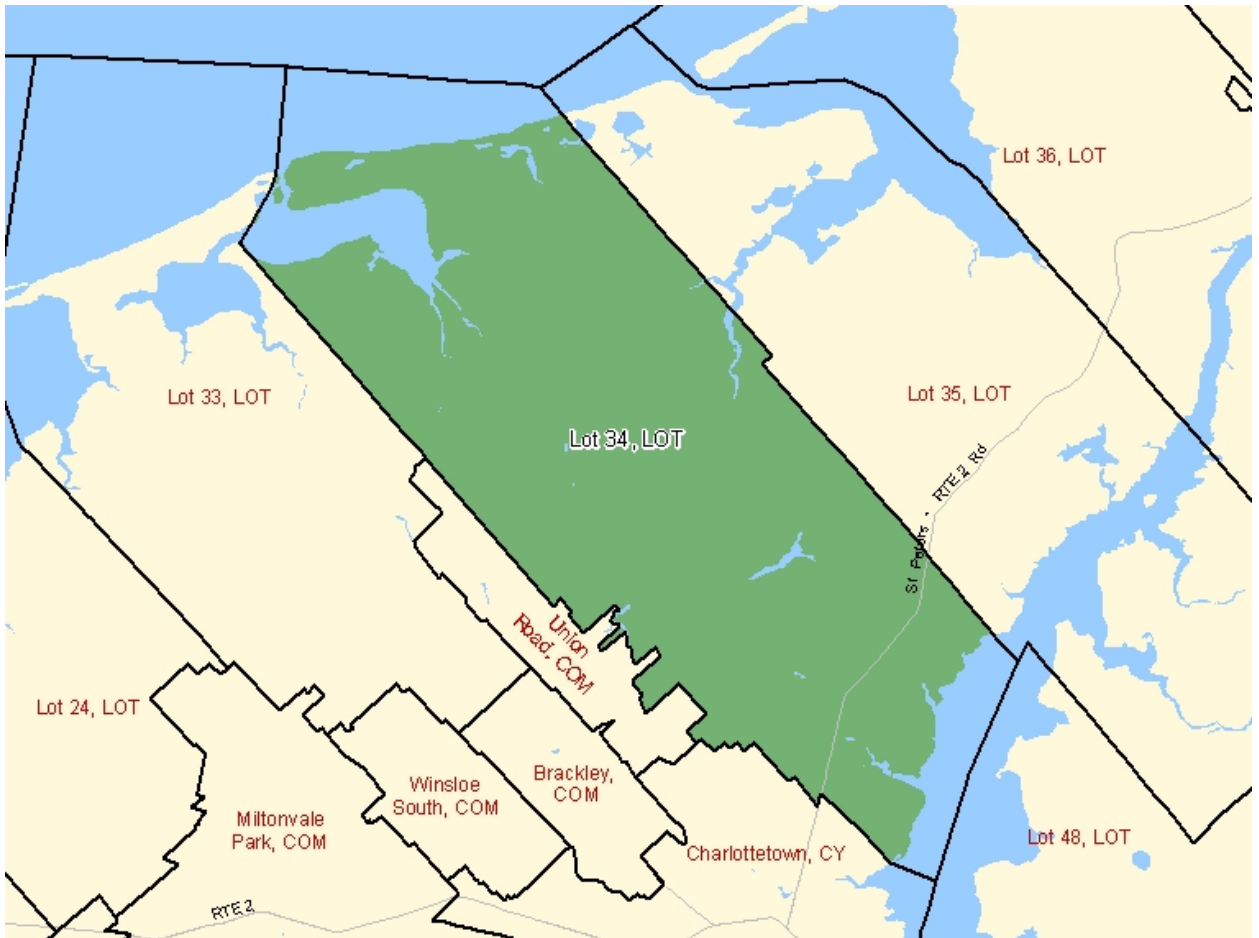
While there are very few industrial enterprises in North Shore, the Community does have many commercial businesses which are primarily located in the Stanhope Peninsula. Most of these are commercial tourist accommodations or tourist related operations. See the Map 2 - Current Land Use Map for the location of commercial and industrial activities that have been identified. A number of commercial businesses are related to either agricultural activities or to the fishery.

2.4. Population Analysis

Data collected on population by Statistics Canada cover all of Lot 34, which is larger than the Community of North Shore. Lot 34 consists of 92.12 square kilometres. (The Community North Shore is roughly 45.32 square kilometres (11,200 acres) in size.) Thus the Community is about half the physical size of the census area. Please see Map 3 - Statistics Canada Lot 34. The current population of Lot 34 is estimated at 2,577 people. This indicates a 9.4 % increase since 2006. This is significantly larger than the corresponding provincial increase in population, which rests at 3.2%. The total number private dwellings in Lot 34 is listed as 1,319. The total number of private dwellings occupied by the usual resident is listed as 977 or almost 75% of total number of private dwellings. This classification may be a useful indicator of the amount of seasonal residences in the general area. On Prince Edward Island as a whole, about 84% of

residences are occupied by the usual resident, while about 16% are assumed to be seasonal residences. Current data for the Community indicate that the Community of North Shore is consistent with the provincial trend with regards to seasonal occupancy of residences.

Map 3 - Statistics Canada Lot 34



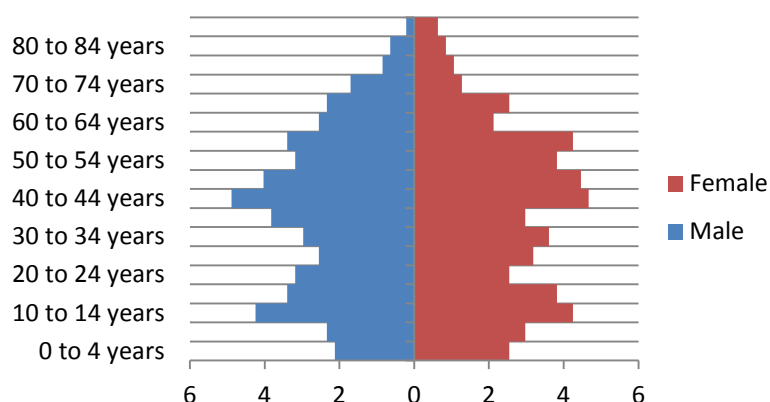
The current population of North Shore is estimated by the Province of Prince Edward Island at approximately 1,112 persons.

As we can see from the population pyramids below, the general Community has mostly seen an increase in population of residents ages 50 and over. Yet, surprisingly there has also been an increase in residents aged 0 to 4 years, indicating that younger families may be increasingly moving to general North Shore area. This pattern of growth, coupled with a large availability of lots (see section 2.3.2) create the potential for significant growth in the term of this Official Plan. This can indicate that the Community may want to consider what services to develop in order to support a desired pattern of growth and development.

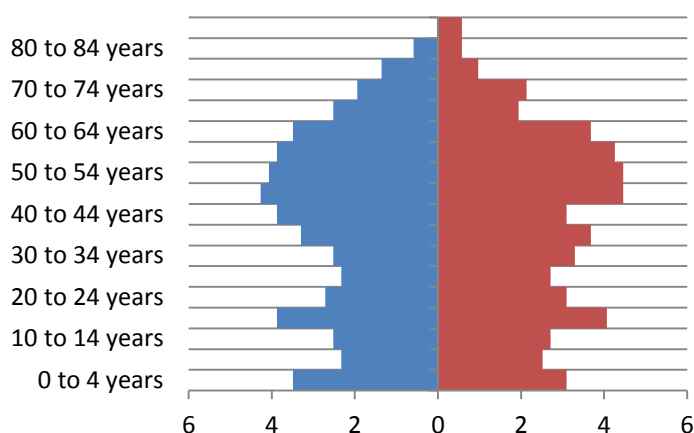
Table 4: Population Change for lot 34

	2001	2006	2011
Population	2344	2355	2577
Population Change (%)		0.5	9.4
Total Private Dwellings	911	1,161	1,319
Private dwellings occupied by usual residents		857	977

2006 Population (%)



2011 Population (%)



2.5. Municipal Services/Infrastructure

Police protection for the Community is provided by the Royal Canadian Mounted Police through a contract with the Province respecting police services in rural communities.

Fire protection for the Community is provided by the North Shore Fire Department.

At the present time, almost all dwellings and public facilities within the Community are serviced by individual wells. In addition, almost all properties in North Shore are serviced by on-site sewage disposal systems.

Garbage collection within the Community is through the Province's Island Waste Watch Program.

2.6. Transportation

The Community has two major collector roadways - Route 25, and Route 6 which facilitate the movement of people and goods through the Community. Route 25 extends from Highway #2 in Marshfield to the south to its juncture with Route 6 in the north. Route 6, running east to west, separates the heavily developed coastal area from the Community's predominantly rural agricultural area to the south. Both these roadways

serve to collect traffic from the smaller local roadways which feed off them. The remaining roadways in the Community are classed as local, and service the smaller neighbourhood areas of the Community. Map 4 - Transportation System shows the transportation routes through the Community. As indicated earlier, a total of 101 roads exist within Municipal boundaries, and almost 66 % of those roads are classified as private roads.

2.7. Institutional Facilities

The Community of North Shore boasts a variety of institutional facilities. The North Shore Community Centre houses the Municipal Council Offices, meeting rooms and an auditorium. A park area is located on the building grounds. Other institutional facilities include the Fire Hall, Churches and former schools. A list of Community facilities includes:

- Community Centre;
- Fire Hall;
- Stanhope Place (former school, now community hall and library); and
- The Homestead (CMHC seniors housing facility).

2.8. Recreation

The Community Centre and adjacent playground and sports fields form a major destination and local gathering place for residents. A small number of undeveloped park areas, generally owned by local homeowner's associations, are located within and around newer subdivisions.

A portion of the Prince Edward Island National Park is located within the municipal boundaries of North Shore. The Prince Edward Island National Park is managed and maintained by Parks Canada. Although the Park is independent of the Municipality, it plays an important role in the Community as a major recreational destination and as an economic generator in the Community.

Another major recreational facility in the Community is the Stanhope Golf and Country Club, which is privately owned and operated. A large number of residences are located within easy walking distance of the golf course. The golf course also serves as a local gathering place and serves as an economic driver within the Community.

The Municipality has developed a popular Promenade for walking, running and biking adjacent to the Golf Course and connecting to the Prince Edward Island National Park at the Route 25 gate. The Promenade facilitates easy access to both the golf course and to the trail system within Park, making it popular with all generations. The Promenade commences at the Golf Course and runs parallel to Route 25 until entering the National Park, where it connects to the Gulf Shore Parkway for hiking and biking within the Park.

3. Vision, Goals, Objectives, Policies and Plan Actions

3.1. Vision

Preface:

The Community of North Shore brings together West Covehead, Covehead Road and Stanhope, with historical roots going back two centuries and more. Founded on rich traditions of community organization, institution building, neighbourliness and industry, the Community identifies with its productive land and sea resources and coastal setting, and takes pride in its welcoming nature and hospitality.

Vision:

The Community of North Shore will continue to grow around core occupations of agriculture, fishing and tourism, and as a diverse and inclusive rural residential Community. This Plan envisages a community that values enhanced local properties, positive ecological stewardship, innovative economic development and services, distinctive recreational and cultural opportunities, preservation of agricultural land, and enjoyment of nature, including the Bays and the National Park.

3.2. Future Development Goals

The Community of North Shore is unique. It is a community with a strong attachment to traditional rural living. More recently, it is a community that has embraced an active lifestyle which has facilitated development of resort and recreational opportunities within the Community. This focus on lifestyle has led to enhanced property investment in recent years.

North Shore has a large inventory of existing approved building lots. It has an active farming economy. The local watershed group, Friends of Covehead and Brackley Bay, has worked to promote ecological integrity and watershed maintenance in the area. The challenge in formulating future development goals for the Community is to balance the various pressures created by different types of land use practices. The challenge is to preserve and protect what is most important to the Community, while regulating future development to be in keeping with the Community vision.

The Goals presented in this Chapter are broad statements indicating the vision of the Community. These goals look to the future, and provide the framework and general direction for the subsequent, more detailed statements which follow.

This section has established the broad vision statement or framework for the following Objectives, which provide more precise statements to address specific issues and concerns within the Municipality. The objectives, policies and plan actions in this chapter represent the core of the Official Plan.

Objectives address performance targets. Policies and Plan Actions outline a proposed course of action. Policies indicate the approach the municipality will take in pursuing its Objectives. Plan actions are concrete measures which implement that approach.

To minimize land use conflicts, all land within the Municipality will be covered by designated zones to regulate major land uses. Zones will be designated to direct permitted uses and special permit uses within each zone. A variety of zones will be utilized to address different types of land uses. The Land Use Bylaw will establish development standards for all zones.

3.3. General Future Land Use Map

The General Future Land Use Map - Map 5 is distinct from the Current Land Use Map and the Zoning Map. The General Future Land Use Map captures a long term vision for growth within the Municipality. The General Future Land Use Map is a conceptual representation of the direction Council envisions land use patterns emerging over the next fifteen years. This map is meant to serve as a guide to the spatial arrangement of future land uses within the Community. This map is not intended to denote a zone designation on a property by property basis. However, the zoning map must conform to the General Future Land Use Map. Residential development, for example, will be directed in the short term by the Zoning Map, and it will be informed in the long term by the General Future Land Use Map. This map lays the foundation and establishes the direction for the Zoning map in the Land Use Bylaw, which is more detailed.

In formulating the General Future Land Use Map, Council has applied the following criteria:

- land use conflicts shall be minimized;
- the Municipality shall remain low density in nature;
- agricultural areas shall be protected;
- commercial, industrial and institutional developments shall be located in areas that are compatible with existing and adjacent land uses; and
- all other relevant policies and principles included in this Plan.

3.4. Goals

The primary goal with regard to future land use is to protect the ecological integrity of the Community within the watershed, to continue to grow, and to manage growth responsibly. The Community will continue to support agriculture, fishing and recreation and resort-based businesses. The Community will focus on developing responsible and good governance.

The lifestyle of residents and economic opportunities centered around access to recreational opportunities will be promoted within the Municipality. Development of residential, resort and recreational lifestyle facilities will be directed closer to the coastline and away from the interior of the Community. Existing agricultural operations will be protected from encroachment.

3.4.1. General Goals

- To preserve the traditional rural character of North Shore;
- To promote good governance; and
- To protect the public interest and to balance private property rights.

3.4.2. Social Goals

- To promote distinctive recreational and cultural opportunities;
- To facilitate and welcome diversity in our Community;
- To develop facilities to promote a variety of activities; and
- To foster social interaction.

3.4.3. Economic Goals

- To promote the existing farming and fishing economy;
- To promote innovative economic development;
- To promote tourism and recreation within the Community; and
- To encourage development of local services.

3.4.4. Physical Goals

- To regulate development to ensure growth and development of land is in an organized and efficient manner;
- To encourage development of pathways, parks and additional recreational facilities; and
- To encourage private responsibility for property maintenance.

3.4.5. Environmental Goals

- To protect and enhance existing natural features and property values;
- To protect and enhance the ecological integrity of the Community;
- To promote the integration of watershed management principles into land use planning;
- To protect the quality and quantity of groundwater and surface water resources;
- To protect and enhance the significant natural features;
- To encourage responsible waste management;
- To promote responsible wastewater management;
- To facilitate opportunities for residents to have access to natural areas; and
- To promote local peaceful enjoyment of Covehead Bay and Brackley Bay.

3.5. **Agriculture and Resource Use**

A large portion of the municipality is prime agricultural land. Approximately 75% of the land mass in the Community is in agricultural or forestry use. The agricultural land base has served as a traditional economic base of the Community. Agriculture is the predominant land use outside of the coastal area. Through this plan, the Municipality will endeavour to minimize the loss of farmland and to reduce potential land use conflicts. It will strive to establish effective buffers between (intensive) agricultural activities and other uses. Established farming operations shall be protected from cumulative encroachment. Agricultural land shall be protected and enhanced through policies developed in the Official Plan and regulations in the Land Use Bylaw. Forestry uses shall be promoted as well through policies in the Official Plan and regulations in the Land Use Bylaw.

Objective

1. **To keep productive farm land in active use.**
2. **To promote agriculture within the entire Community.**
3. **To minimize subdivision of farmland.**
4. **To minimize strip development in agricultural areas.**
5. **To encourage environmentally sustainable agricultural land use practices.**
6. **To minimize land use conflicts between different land uses**
7. **To promote commercial operations that is related to agriculture.**
8. **To promote activities such as forestry.**

3.5.1. ***Agricultural and Resource Use Policies***

Policy AR-1. **Agricultural and Resource Zone Policy**

An area will be identified and zoned primarily for agricultural, forestry and related use. Agricultural zoning provisions will be developed to protect agricultural interests and to maintain productive land in viable agricultural production.

Plan Action:

- To establish an Agricultural (A) zone;
- Zoning shall be in conformance with the General Future Land Use Map;
- Agricultural Zoning will cover the majority of the land mass within the Municipality; and
- The Land Use Bylaw shall list permitted uses within the A zone.

Policy AR-2. **Minimize Subdivision of Agricultural Land**

Subdivision provisions will be developed to minimize the subdivision of agricultural land.

Plan Action:

- The Land Use Bylaw will limit the maximum number of lots to be severed along public roadways within the A zone;
- Subdivision of lots on agricultural land shall conform to the minimum Provincial regulations; and

- In the agricultural zone, no more than 4 lots shall be subdivided off an existing lot or parent parcel of land.

Policy AR-3. **Sustainable Agricultural Practices**

Farming practices that protect the local watershed and soil and water resources will be promoted, and Council will work to promote an awareness of the local services and products that are available in the area.

Plan Action:

- Council will work with Community groups, organizations and with other levels of government to promote sustainable agricultural initiatives to protect and enhance soil and water resources;
- Council will work with the Province to protect natural vegetation adjacent to streams, wetlands and other water courses;
- Council will work with the staff of the Minister responsible for the Environment to ensure that surface water resources within municipal boundaries are protected from degradation, and to identify and establish buffer zones to protect streams, wetlands and watercourses; and
- The Land Use Bylaw will comply with the establishment of buffer zones to protect streams, wetlands and watercourses.

Policy AR-4. **Intensive Agriculture**

Existing intensive agricultural operations shall be protected from encroachment. Intensive agricultural activities shall generally be contained to the Agricultural Resource (A) zone.

Plan Action:

- Residential development shall not be permitted in close proximity to existing intensive livestock operations;
- No intensive agricultural uses will be permitted within the Residential zone;
- The Land Use Bylaw shall define “intensive agriculture” uses; and
- The Land Use Bylaw shall respect Provincial policies and regulations regarding intensive livestock operations.

Policy AR-5. **Commercial Agriculture**

Certain commercial activities which are related to farm operations shall be permitted to locate in the Agricultural zone, subject to Council review and approval. Council will review applications for Commercial Agricultural use.

Plan Action:

- Commercial uses permitted in the Agricultural (A) Zone shall be those directly related to the production or sale of products from local agricultural operations, which will include roadside fruit and vegetable stands and greenhouses. Adequate parking and safe ingress and egress shall be required; and
- The Land Use Bylaw will list the permitted uses within the A zone.

Policy AR-6. **Forestry Activity**

Council will promote conversion of land within the Agricultural zone not in agricultural production to forestry uses.

Plan Action:

- Forestry will be designated as a permitted use in the Agricultural zone.

3.6. Residential Development

The Community of North Shore is well positioned to continue to grow and to welcome a diverse group of residents in the years to come. The Community boasts access to a wide variety of recreational opportunities while located only a short driving distance to the service center of Charlottetown. North Shore originally developed as a farming Community. Over the years a large number of seasonal properties and resort and recreation businesses were developed. In addition, residential development, often high end development, progressed at a steady pace over the past few decades. More recently, a number of seasonal properties have been converted to year round use.

The Community of North Shore has a large stock of existing undeveloped lots. A number of existing lots are classified as undersized, as they no longer meet the current provincial minimum lots standards. Current inconsistencies between different residential lot standards will be addressed. Policies will be established to create uniform residential lot and building standards. Minimum lot sizes of one acre must also conform to the provincial standards which are in effect under the *Planning Act*.

In facilitating residential growth, Council will develop policies to protect the integrity of residential lots to minimize potential land use conflicts. In addition, Council will develop policies to protect drinking water quality. Low density residential development will be permitted within the Residential (R) zones.

Objective

1. **To protect the quality of drinking water.**
2. **To protect the character and appearance of established neighbourhoods.**
3. **To standardize lot and development standards across the Community.**
4. **To address concerns related to conversion of seasonal residences and approved small or under sized lots to year round residential use.**
5. **To minimize conflicting land uses between residential and other uses.**
6. **To encourage development of low density residential housing within the municipality.**
7. **To enable the continued development of large lot, on-site serviced residential areas.**
8. **To establish residential development standards which stress safety, efficiency, land use compatibility.**

3.6.1. Residential Development Policies

Policy R-1. Residential Zoning

It shall be the policy of Council to designate sufficient residential land to accommodate the projected housing needs for the period of this plan. Council considers that the existing stock of undeveloped lots is more than adequate to meet the current needs. Residential development shall be encouraged to locate in and adjacent to existing built up areas. Zones will be created to address low density residential development. A Single Family Residential Zone will be established. A Two Family Residential Zone will be established.

Plan Action:

- The Land Use Bylaw shall zone sufficient residential land to meet projected housing needs of the Community;
- Residential zoning shall be in conformance with the General Future Land Use Map;
- Residential development and growth will be monitored on an annual basis to measure the existing stock of undeveloped lots;
- The Land Use Bylaw will establish development standards for large lot on-site serviced residential subdivisions;
- The Land Use Bylaw will establish development standards to facilitate shared servicing; and
- Residential lots will be subject to provincial standards.

Policy R-2. Residential Development Standards

Council shall establish residential development standards relating to density, lot coverage, building height, setbacks, parking, buffering and other matters in the Bylaw in order to enhance the health, safety and convenience of residents.

Plan Action:

- Subdivision control will be established as part of the Land Use Bylaw;
- The Land Use Bylaw will define a permitting process for all new development;
- The Land Use Bylaw shall establish residential designations for all new development, for low density development; different zones will address single family and duplex development;
- The Land Use Bylaw shall establish residential development standards relating to lot sizes, lot coverage, setbacks, servicing, parking, buffering and other related matters;
- The Land Use Bylaw shall establish residential development standards relating to subdivision located in coastal areas with special regard for siting of parklands, public spaces and beach accesses;
- The Land Use Bylaw shall establish residential standards and policies to ensure the long-term viability of on-site or common wastewater treatment systems and on-site or common water systems, and to ensure the protection of groundwater supplies; and

- The Land Use Bylaw shall restrict further construction of private roads for seasonal lots. One consistent minimum development standard shall be established for all new development.

Policy R-3. **Residential Density Policy**

It shall be the policy of Council to maintain the existing low density character of the Community, while promoting a mix of housing options in the Community. Council shall consider expanded opportunities for residential development, but in a form and scale which will not conflict with the existing low density character of the Community.

Plan Action:

- The Land Use Bylaw shall zone residential land consistent with the General Future Land Use Map;
- The integrity of existing low density residential areas will be protected;
- The Land Use Bylaw will zone land for low density residential use which is appropriate in size and location and in conformance with the General Future Land Use Map; and
- Provisions will be made in the Land Use Bylaw for elements such as landscaping, buffering, setbacks, and parking.

Policy R-4. **Minimum Lot Size Policy**

Council will enable the development of large lot, on-site serviced residential development. It shall be Council's policy that minimum lot sizes will be at least 0.40 hectares or one acre in area, and will otherwise correspond to Provincial minimum standards.

Plan Action:

- The Community's Land Use Bylaw will state that minimum lot sizes for residential development within North Shore will be at least 0.40 hectares or one acre in area and otherwise will be in accordance with Provincial standards; and
- Development standards and policies shall ensure the long term viability of on-site or common wastewater treatment systems, and the protection of groundwater supplies.

Policy R-5. **Small Lots or Undersized Lots**

It shall be the policy of Council to address development of existing small or undersized lots.

Plan Action:

- The Land Use Bylaw will address development of small lots within the R and R2 zones; and
- Development standards and policies shall ensure the long term viability of on-site or common wastewater treatment systems, and the protection of groundwater supplies.

Policy R-6. **Conservation Subdivisions**

In order to promote the long term conservation of open space, Council shall enable the development of conservation subdivisions in rural areas when these subdivisions meet special requirements.

Plan Action:

- The Land Use Bylaw shall establish criteria for conservation subdivisions in the residential areas where half or more of the buildable land area is designated as undivided, permanent open space; and
- The Land Use Bylaw shall require that developers of conservation subdivisions establish common water and wastewater systems in such a manner that will not damage groundwater or surface water systems.

Policy R-7. **Mini Home Policy**

It shall be Council's policy that mini homes shall be considered as single family dwelling units, and shall be permitted to locate within the Community.

Plan Action:

- The Land Use Bylaw will define mini homes.

Policy R-8. **Home Offices**

The Land Use Bylaw shall facilitate diverse economic activity. In-home occupations that have no significant negative impact on adjacent properties or in the immediate vicinity will be permitted. In-home offices will be a permitted use within the agricultural and residential zones.

Plan Action:

- The Land Use Bylaw shall establish criteria and standards for operation of home offices. Standards will limit the potential for conflicts such as noise, hours of operation, square footage, number of employees, parking, signage, physical changes to the structure and any other factors which may represent an impediment to the functioning, safety, convenience or enjoyment of neighbours.

Policy R-9. **Bed and Breakfast**

It shall be the policy of Council to permit the operation of small scale "Bed and Breakfast" establishments in single family dwellings provided that they are limited in terms of size, signage and parking and that the overall visual appearance of the building and the character of the neighbourhood is not negatively impacted.

Plan Action:

- The Land Use Bylaw shall establish criteria and standards for operation of "Bed and Breakfast" establishments. Standards will limit the potential for conflicts such as size, signage parking, overall visual appearance of the building, square footage, parking, signage, physical changes to the structure and any other factors which may represent an impediment to the functioning, safety, convenience or enjoyment of neighbours.

Policy R-10. **Garden Suites**

It shall be the policy of Council to permit Garden Suites on single family lots.

Plan Action:

- The Land Use Bylaw will permit the addition of a garden suite on single family lots in all zones and shall establish development standards for these structures; and
- All water and sewer services for the garden suite unit must be provided through the main dwelling.

3.7. Commercial Zone

A wide variety of recreational and resort type activities are located either within or adjacent to The Community of North Shore. In addition to the Community's close proximity to Charlottetown, the Community provides a strong position to maintain or to attract increased commercial development.

In order to address the potential for commercial growth, this Official Plan will address a number of current constraints. There is little land currently zoned for commercial use. There is potential for increased commercial development in the areas already built up with residential development or in areas that are actively in agricultural production.

In order to protect established land uses, Council will address potential land use conflicts by ensuring high standards of development for commercial operations. This will include high standards of traffic safety and convenience, site development and adequate buffering to establish and promote safe, attractive and well-designed commercial development which will enhance residential property values and the overall appeal of the Community.

3.7.1. Commercial Development

To limit land use conflicts, Council will establish a Commercial zone in the Land Use Bylaw to address commercial land use. This zone will establish minimum standards that will be applied to proposed commercial developments.

Objective

1. **To provide an opportunity for a diverse amount of specific commercial development to locate within the Community.**
2. **To encourage new commercial development in the Community.**
3. **To ensure that commercial developments are of a high quality in terms of appearance, traffic safety and compatibility with adjacent land uses.**
4. **To direct commercial development to appropriate locations within the Municipality.**
5. **To minimize conflicts between commercial development and established or future agricultural operations or residential neighbourhoods.**

3.7.2. Commercial Designations

It shall be the policy of Council to provide two commercial land use categories as follows:

- General Commercial; and
- Resort Commercial

General Commercial activities are generally closely integrated with the established economy of the Community. These would include commercial activities that relate directly or indirectly to the agricultural economy or to the service industry. Activities can include a range of retail, service or office functions.

Resort Commercial activities are more closely integrated to providing recreation and servicing the needs of residents and tourists. These activities range from small scale cottage rental businesses to larger resorts and golf courses.

3.7.3. General Commercial Development Policies

Policy GC-1. General Commercial Development Policy

It shall be the policy of Council to provide for the development of General Commercial facilities to enhance the local economy and respond to the needs of the local Community. It is the vision of Council that commercial uses will primarily be related to agriculture, resource or service operations. General Commercial development will be directed away from potentially conflicting land uses. Council will develop standards to determine if the development is appropriate in terms of compatibility, size, scale, visual appearance, access, buffering and effects on the environment.

Plan Action:

- The Land Use Bylaw shall provide for a General Commercial zone;
- Land shall be designated General Commercial on the Zoning Map;
- The Land Use Bylaw will establish permitted uses and minimum development standards for General Commercial use; and
- Areas directly adjacent to existing agricultural operations or to residential areas shall be required to provide effective buffering.

Policy GC-2. Minimum Lot Size Policy

It shall be Council's policy that the minimum lot size requirements for commercial developments within the Community shall conform to the minimum lot size standards for such developments under the Province's Planning Act Regulations.

Plan Action:

- The minimum lot sizes requirements for commercial developments under the Province's Planning Act Regulations will be incorporated into the Community's Land Use Bylaw.

3.7.4. **Resort Commercial Zone Development Policies**

Policy RC-1. **Resort Commercial Development Policy**

A limited amount of land is currently designated for this purpose in the Land Use Bylaw. Areas may be designated in future, subject to a public re-zoning application and determination by Council that the development is appropriate and meets rigorous performance criteria in terms of size, scale, visual appearance, access, buffering and effects on the environment.

Plan Action:

- The Land Use Bylaw shall provide for a Resort Commercial zone;
- Land shall be designated as Resort Commercial on the Zoning Map;
- The Land Use Bylaw will establish permitted uses and minimum development standards for Resort Commercial use;
- The Land Use Bylaw will set out an application process, a rezoning process, including fees and public notification;
- New Resort Commercial facilities shall only be designated via a public re-zoning application; and
- Areas directly adjacent to existing agricultural operations or to residential areas shall be required to provide effective buffering.

Policy RC-2. **Minimum Lot Size Policy**

It shall be Council's policy that the minimum lot size requirements for commercial developments within the Community shall conform to the minimum lot size standards for such developments under the Province's Planning Act Regulations.

Plan Action:

- The minimum lot sizes requirements for commercial developments under the Province's Planning Act Regulations will be incorporated into the Community's Land Use Bylaw.

3.8. **Industrial Zone**

A limited amount of land is currently designated for this purpose in the Land Use Bylaw. Areas may be designated in future, subject to a public re-zoning application and determination by Council that the development is appropriate and meets rigorous performance criteria in terms of size, visual appearance, access and buffering. Council will determine if the development is appropriate in terms of compatibility, size, scale, visual appearance, access, buffering and effects on the environment. An Industrial zone will be established in the Land Use Bylaw to address Industrial land use.

Objective

1. **To support the establishment of appropriate light industrial uses within the Community.**
2. **To direct industrial developments to appropriate locations within the Community.**

3. To impose high development standards to ensure compatibility of any future Industrial developments.
4. To limit industrial development to activities which are light, dry, environmentally benign and compatible with the established character of the Community.
5. To minimize conflicts between industrial development and established or future agricultural operations, commercial operations or residential neighbourhoods.

3.8.1. *Industrial Zone Development Policies*

Policy Ind-1. **General Industrial Policy**

Council may permit limited light industrial uses (which are often generally related to agriculture or resource operations) subject to a rezoning process. The Land Use Bylaw shall establish an Industrial zone in the Land Use Bylaw to address industrial land use. This zone will establish minimum standards that will be applied to proposed commercial developments.

Plan Action:

- The Land Use Bylaw shall provide for an Industrial zone;
- Land shall be designated as Industrial on the Zoning Map;
- The Land Use Bylaw will establish permitted uses and minimum development standards for Industrial use;
- The Land Use Bylaw will set out an application process;
- New Industrial facilities shall only be designated via a public re-zoning application; and
- Areas directly adjacent to existing agricultural operations or to residential areas shall be required to provide effective buffering.

Policy Ind-2. **Minimum Lot Size Policy**

It shall be Council's policy that the minimum lot sizes requirements for resource-based industrial developments within the Community shall conform to the minimum lot size standards for such developments under the Province's Planning Act Regulations.

Plan Action:

- The minimum lot sizes requirements for commercial developments under the Province's Planning Act Regulations will be incorporated into the Community's Land Use Bylaw.

3.9. **Institutional Zone**

The Community Centre forms the main meeting place in the Community. A small number of churches and a former school form similar functions. Council shall work to maintain and enhance existing facilities and to ensure that these existing facilities are protected from encroachment from conflicting land uses. Council shall seek to facilitate development of additional institutional facilities as the Community continues to grow and develop.

A limited amount of land is currently designated for this purpose in the Land Use Bylaw. Areas may be designated in future, subject to a public re-zoning application and determination by Council that the development is appropriate and meets rigorous performance criteria in terms of size, visual appearance, access and buffering. Council will determine if the development is appropriate in terms of compatibility, size, scale, visual appearance, access, buffering and effects on the environment. An Institutional zone will be established in the Land Use Bylaw to address Institutional land use.

Objective

- 1. To meet the social and cultural needs of the Community’s residents by making provision to permit a variety of Community-oriented public services and institutional developments to locate within the Community.**
- 2. To facilitate new institutional development in the Community.**
- 3. To monitor the use of existing facilities on an annual basis, to develop priorities for the continued development and maintenance of municipal facilities.**

3.9.1. Institutional Development Policies

Policy PI-1. Institutional Development Policy

New institutional uses may be permitted subject to Council review. Council will determine if the development is appropriate in terms of compatibility, size, scale, visual appearance, access, buffering and effects on the environment.

Plan Action:

- The Land Use Bylaw will establish permitted uses and minimum development standards for Institutional use;
- New Institutional facilities shall only be designated via a public re-zoning application; and
- Areas directly adjacent to existing agricultural operations or to residential areas shall be required to provide effective buffering.

3.10. Parks and Conservation Zone

Given the current focus on lifestyle and active living, the residents of the Community of North Shore have easy access to a variety of activities and facilities, including the Promenade which also connects to the Prince Edward Island National Park at Stanhope, and the playing fields attached to the Community’s Community Centre. The Community recognizes the importance of recreation and public open space facilities to the physical and spiritual well-being of its residents. However, it also recognizes that it does not currently have the population base nor the financial resources to expand the variety of such services and facilities.

Objective

1. To determine the nature and extent of future recreation and public open spaces services and facilities required by Community residents, and to attempt to meet those needs, as budgetary constraints permit.
2. To maintain and improve or extend the current facilities within the Community.
3. To continue to foster volunteer participation in all aspects of recreation.
4. To provide recreational programs and facilities that stimulate health and wellness.
5. To provide for safe and active play spaces and trails.

3.10.1. *Open Space and Recreation Policies*

Policy OS-1. **Community Open Space and Recreation Policy**

It shall be Council's policy that, while continuing to co-operate with adjoining communities on a cost-sharing basis for the provision of recreation facilities and programs for Community residents, it may consider enhancing nature trails, public open spaces, and small Community parks and playgrounds, as budgetary constraints permit.

Plan Action:

- The Community's Land Use Bylaw will establish a Parks and Conservation zone;
- Council will work with volunteer organizations, recreation groups and the local business Community to develop a Master Recreation and Public Open Space Plan for the Community within the next five (5) years; and
- The Community shall develop an inventory of all parkland within the Community.

Policy OS-2. **Volunteerism**

It shall be the policy of Council to continue to welcome volunteer involvement and appreciation in all aspects of recreational programming. In addition, Council will encourage establishment of Property Owners Associations to facilitate neighbourhood upkeep.

Plan Action:

- Council will work with sports and recreation groups in the Community to encourage volunteer participation through public information programs, volunteer appreciation and recognition initiatives, and training programs;
- The Community shall encourage and support volunteer organizations in their efforts to develop recreation and other programs; and
- Council will promote establishment of local Property Owners Associations to enhance parks, provide local services and other local initiatives.

Policy OS-3. **Green Space**

Council will promote public access to the shoreline by creating green space common areas, which may in future be developed into designated shoreline access points.

Plan Action:

- The Land Use Bylaw shall establish criteria for parkland / open space / green space / beach access. When subdivisions over four lots are created, the developer shall set aside 10% of the total area as green space and continue to provide beach access where applicable. At the discretion of Council, this land shall be deeded to the municipality, or to a tenant's association or a neighbourhood association.

Policy OS-4. **National Park**

Council shall cooperate with initiatives of Parks Canada to maintain and enhance local ecological integrity.

Plan Action:

- Council shall review Parks Canada initiatives on an annual basis, and shall promote pedestrian activity and cycling within the Community and into the Park.

3.11. Water Quality

Both groundwater and surface water are critical to the Community's future. Residents rely on potable groundwater for their homes and businesses. Unpolluted surface water is part of the Community's pastoral character and appearance.

Objective

1. To protect the quality and quantity of the Community's groundwater resources.
2. To protect and enhance the quality of surface water in the Community.
3. To protect the Community's natural features.
4. To cooperate with the Friends of Covehead and Brackley Bay Watershed Group and other stakeholders to address both general watershed integrity and in particular water quality of Covehead Bay and Brackley Bay.
5. To ensure access to and long term enjoyment of both Covehead Bay and Brackley Bay.
6. To implement policies to control erosion from construction and farming activities.

3.11.1. Water Quality Policies

Policy WQ-1. **Groundwater Protection Policy**

It shall be the policy of Council to work with staff from the department responsible for the environment to protect the quality and quantity of groundwater resources within the Community.

Plan Action:

- Council shall assist staff from the department responsible for the environment to identify and control potential point sources of groundwater contamination; and
- Land uses which pose a serious contamination risk to groundwater, such as chemical plants or storage depots, shall not be permitted in the Municipality.

Policy WQ-2. **Watercourse/Wetlands Alteration Policy**

It shall be Council’s policy that the alteration of any buffer along a watercourse and wetland within the Community shall only be undertaken with the approval of the provincial staff responsible for the environment in accordance with Provincial policies and regulations regarding such alterations.

Plan Action:

- The Community’s Land Use Bylaw will establish, in accordance with provincial policies and regulations the buffer distance from watercourses and wetlands, and shall also establish regulations governing those activities that shall be permitted within established buffer areas; and
- The Community’s Land Use Bylaw will establish the requirement for a Watercourse/Wetland Alteration Permit from the PEI Department of Fisheries, Aquaculture and Environment prior to undertaking any alteration of a watercourse or wetland within the Community.

3.12. Environmental Protection

Long term planning for the Community must be founded on a well informed understanding and respect for the area’s natural system. The area’s long term economic health can only be assured if it is based on a “sustainable economy” which reflects the planning area’s natural carrying capacity.

In addition to the important role they play in the natural ecology of the Island and to the quality and quantity of its groundwater supply, wetlands and watercourses contribute to the natural, pastoral beauty of the Community’s rural character.

Objective

1. **To protect the natural environment from significant negative environmental impacts resulting from development.**
2. **To protect and enhance wildlife and natural habitat within the Municipality.**
3. **To work co-operatively with staff from the departments responsible for the environment and with Community groups to maintain the ecological integrity of the Community’s natural areas, and, where appropriate and possible, to incorporate them into the Community’s Master Recreation and Public Open Space Plan.**
4. **To mitigate the effects of climate change, erosion and flood risk.**
5. **To require that the subdivision of land, and the construction of buildings and utilities adjacent to eroding shoreline on the perimeter coastline, and inland bays and estuaries, have shore front buffers and /or setbacks of sufficient distance from the top of the bank to ensure that the adverse effects of erosion do not endanger the development over its reasonable life.**
6. **To require a subdivision buffer when subdividing adjacent to a watercourse / wetland.**
7. **To prohibit building development within a distance from the boundary of the watercourse / wetland.**

8. To assess the environmental impact of building development applications for agricultural and industrial purposes in close proximity to the boundary of a watercourse / wetland.
9. To encourage preservation and expanded planting of trees within the Municipality.

Policy EP-1. **Environmentally Sensitive Areas Policy**

It shall be the policy of Council to identify a number of environmentally sensitive areas within the Community for protection. The areas for designation as flood risk or erosion risk will be identified on a Coastal Change Map.

Plan Action:

- The Municipality shall work in cooperation with the province to develop best management practices to address coastal erosion;
- The Land Use Bylaw will establish minimum setbacks in coastal areas;
- The Land Use Bylaw shall require construction projects to implement erosion and siltation control measures to ensure the protection of adjacent streams and wetlands; and
- Fishing sheds, aquaculture facilities, boat launching facilities and wharves will be permitted, according to municipal, provincial and federal regulations.

Policy EP-2. **Watercourse/Wetland Buffer Policy**

It shall be Council's policy that, in conformity with Provincial policies and regulations, a specified buffer area shall be maintained along all watercourses and wetlands within the Community, separating the watercourse/wetland from adjacent development, and that only those activities which do not negatively impact the quality of the watercourse/wetland shall be permitted within the established buffer areas.

Plan Action:

- The Community's Land Use Bylaw will establish a Parks and Conservation zone, which will designate lands to be set aside to protect watercourses/wetlands, and shall also establish regulations governing those activities which shall be permitted within established buffer areas. The area of the Parks and Conservation zone will be established in accordance with Provincial policies and regulations, the distances from watercourses/wetlands that particular developments shall be required to maintain.

3.13. **Transportation**

While the Community of North Shore does not own or have direct responsibility of any of the public or private roads within its boundaries, the Community does have an important role in transportation planning. Given the important role that roadways play in providing access to properties, it is important the Council work with staff at the department responsible for Transportation to ensure a safe and efficient transportation network is created and maintained within the Community. It is important that land use patterns and development standards do not undermine the efficiency or safety of the transportation

network. Council must plan for increasing use of the existing network of private and public roads.

Objective

1. **To promote and plan for efficient transportation routes that will facilitate the safe and efficient movement of people and goods through and within the Municipality.**
2. **To standardize new road construction.**
3. **To develop a high level of co-operation with staff responsible for provincial transportation respecting the future development of the transportation routes and facilities located within the Community.**
4. **To coordinate land use planning and transportation activities.**
5. **To promote adequate, safe transportation access within the Municipality.**

3.13.1. Transportation Policies

Policy T-1. Roads Standards Policy

It shall be Council's policy that the Community shall adopt the standards and policies of the provincial department responsible for transportation respecting the future development or redevelopment of the Community's transportation network. In addition, Council shall establish one common standard for all new road construction. No new private roads will be constructed within the Municipality.

Plan Action:

- The Community's Land Use Bylaw will make the provision that the Community's Development Officer will, as part of the subdivision permit approval process, submit a copy of any plan of subdivision containing new or proposed roads to the PEI Department of Transportation and Public Works for review and comment respecting compliance with Provincial transportation standards, prior to submitting the proposed plan of subdivision to Council for consideration;
- The Community's Land Use Bylaw will set out standards for new road construction; and
- The Community's Land Use Bylaw will not permit any new private road construction within the Municipality.

Policy T-2. Highway Access Policy

It shall be Council's policy that, in order to ensure safe and efficient roads exist in the Community to service residents and the travelling public, any new or proposed access to the Community's transportation network shall comply with all Provincial policies and regulations governing safe sight distance standards.

Plan Action:

- The Community's Land Use Bylaw will make the provision, as part of the building permit approval process, that any person establishing a new access to the Community's transportation network must first receive a highway access permit from the PEI Department of Transportation and Public Works.

Policy T-3. **Capital Cost**

It shall be the Policy of Council to require developers of major developments contribute to the capital cost of any road improvements which are required as a direct result of the development. Developers and property owners of residential subdivisions located on private roads or seasonal roads shall continue to be responsible for the full cost of all private roads.

Plan Action:

- Developers shall pay the full cost of the design and construction of subdivision roads or streets;
- Developers shall be required to contribute to the capital cost of any road improvements which are necessitated by development; and
- The Land Use Bylaw shall require that all new subdivision roads or streets, including those subdivisions approved prior to the date of this Plan, be built to provincial public road standards and deeded to the Province as a public right-of-way.

Policy T-4. **Off-Street Parking Policy**

It shall be Council's policy that all new commercial, public service and institutional, resource-based industrial, and recreation and public open space developments shall, where required, provide sufficient off-street parking facilities to accommodate employees, visitors and other traffic.

Plan Action:

- The Community's Land Use Bylaw will make the provision that, as part of the building permit application process, all new commercial, public service and institutional, resource-based industrial, and recreation and public open space developments will attach, to the building permit application, a copy of a parking plan indicating the provision of adequate off-street parking for employees, visitors and other traffic.

3.14. Municipal Services

The residents within the Community of North Shore have access to a variety of services, including police service, fire service and garbage pick-up. The level of support for these services will be monitored on an annual basis, as some level of upgrading may be required in the future.

Island Waste Management Corporation provides solid waste pick up, compost pick up and recycling pick up.

Objective

- 1. To provide a strategy for responding to emergencies within the Municipality.**
- 2. To contract for quality and cost effective fire services.**

3. To encourage the provision of effective police services.
4. To support the Province in its efforts to provide for solid waste management, collection and disposal that minimizes financial costs and environmental impacts.
5. To consider conducting a cost analysis study to review municipal services, and options for additional municipal services.

3.14.1. *Municipal Services Policies*

Policy MS-1. **Fire Protection Policy**

It shall be Council's policy that the Community will plan to continue to acquire fire protection services from the North Shore Fire Department. Council will work closely with the Fire Department to ensure that a high level of fire protection services is provided to residents.

Plan Action:

- Council will annually review the level and quality of fire protection service and security relative to the type and extent of development permitted in the Community; and
- Council may require, as part of a Development Agreement, that the developer contribute to the cost of providing any special fire services or facilities which may be necessitated by a major commercial or industrial development.

Policy MS-2. **Police Protection Policy**

It shall be Council's policy that the Community shall continue to utilize the police protection provided by the Royal Canadian Mounted Police under its contract with the Province.

Plan Action:

- Provided that the current level of service and acceptable costs are maintained, the Municipality shall continue to access police services from the Royal Canadian Mounted Police; and
- The Community's approach to policing shall continue to emphasize public safety, crime prevention, education and community involvement.

Policy MS-3. **Waste Collection Policy**

It shall be Council's policy that waste collection within the Community shall be in accordance with the Province's Waste Management Program.

Plan Action:

- To continue to cooperate and support the Provincial initiatives for waste management and recycling.

3.15. **Water and Wastewater Management**

Practically all existing properties within the Municipality are serviced by on-site water and wastewater systems. Currently, there are no municipal systems for central water supply to collect and treat sanitary waste within the Municipality, the exceptions being central water systems within the National Park, and within a few subdivisions. Currently, two

central sewerage systems are located within the National Park. All other existing properties are serviced by on-site sewerage systems and on-site water systems.

A Long Term Water and Wastewater and Servicing Study was completed for the Community in 2009, recommending that the Community consider steps toward a future well field and /or a future sewerage treatment facility for the Stanhope peninsula area. A clean water committee was established to address action on the report. This committee recommended a number of educational, monitoring and regulatory actions to extend the life span of on-site water and wastewater systems on the peninsula.

The Community will encourage property owners to maintain or upgrade existing on-site water and/or wastewater systems to Provincial standards, and will establish a special committee of residents Councillors to study and report to Council on the adequacy and risks of on-site systems, and an optimal approach to education, monitoring and best practices for Council and residents. The special committee may also report to Council on steps, if any, that the Community may consider in the event that this optimal approach to education, monitoring and best practices should be inadequate.

Objective

- 1. To enact policies and regulations which will ensure the long term effectiveness of on-site water and wastewater systems within the Municipality.**
- 2. To encourage property owners to ensure their existing on-site water and/or wastewater systems meet provincial standards.**
- 3. To distribute information on best management practices for on-site water and wastewater systems.**
- 4. To educate residents about the issues surrounding maintenance of on-site water and wastewater systems.**
- 5. To monitor the condition of on-site water and wastewater systems.**
- 6. To monitor water quality within the Community.**
- 7. To require individual property owners to meet Provincial water quality standards.**
- 8. To require individual property owners to maintain on-site wastewater systems.**
- 9. To identify and monitor potential long term-water and wastewater issues on the Stanhope peninsula.**

Policy MS-4. **Water and Wastewater Education and Monitoring Policy**

It shall be Council's policy that the Community shall educate residents about the interrelationship of private water and wastewater management systems and water quality. Council will develop a property history file for each developed property within the Municipality.

Plan Action:

- To make available to residents information on best management practices for on-site water and wastewater systems, and on water quality testing and on sewerage system maintenance; and
- To create a property history for each developed property within the Municipality to track all development and inspections on individual properties.

Policy MS-5. **Sewage Disposal Systems Policy**

It shall be Council's policy that the Community shall continue to operate on privately owned on-site sewage disposal systems.

Plan Action:

- The Community's Land Use Bylaw will establish the requirement, as part of the subdivision permit application process, that the developer of a proposed subdivision demonstrate to Council's satisfaction that soil testing has been conducted on the land being subdivided, and that the results of the testing indicate that the land in question is suitable for an individual on-site sewage disposal systems, or, in the case of a multiple lot subdivision, a limited communal-type sewage disposal system; and
- The Community's Land Use Bylaw will outline provisions for limited communal-type sewage disposal systems for multiple lot subdivisions.

Policy MS-6. **On-site Sewage Disposal System Permit Requirement Policy**

It shall be the Council's policy that any person wishing to construct, erect, place, make any alterations to, or change the use of a building or structure on any lot within the Community which will require an on-site sewage disposal system shall, prior to receiving a building permit from Council, first apply for and receive an on-site sewage disposal system permit from the province. Individual property owners will be responsible for maintaining systems.

Plan Action:

- The Community's Land Use Bylaw will set out, as part of the building permit application process, requirements for an on-site sewage disposal system permit;
- The Community's Land Use Bylaw will establish requirements for private inspection and upgrading to Provincial standards all private sewerage systems prior to issuing any development permit; and
- The Community's Land Use Bylaw will stipulate as part of the building permit application process, that applicants provide proof of private wastewater systems meeting Provincial standards.

Policy MS-7. **Domestic Water System Policy**

It shall be Council's policy that the Community shall continue with the present system of privately owned water supply systems. Council will work to ensure that private systems are functioning to meet current provincial water quality standards.

Plan Action:

- The Community's Land Use Bylaw will establish a requirement for inspection of private wells and water quality testing to meet current Provincial water quality standards prior to issuing a development permit; and
- The Community's Land Use Bylaw will stipulate as part of the building permit application process, that applicants provide proof of private water quality to meet minimum Provincial standards.

Policy MS-8. **Private Water and Wastewater Systems Inspections**

It shall be Council's policy that all existing developed properties meet current Provincial standards and regulations with respect to private water and wastewater systems. All private property owners shall be responsible for demonstrating that private on-site systems meet current Provincial standards.

Plan Action:

- That the Community's Land Use Bylaw will state that property owners are expected to inspect private water and private sewerage systems and to provide proof of such inspections to the Municipality; and
- Any reported deficiencies of private water and/or private sewerage systems shall be addressed and achieve compliance within 12 months of detailing deficiencies.

3.16. Regional Resources

The Community of North Shore contains some regional resources, such as excavation pits. The Community will work the province to ensure that pits are developed and managed according to provincial regulations. .

3.16.1. Excavation Pits Policies

The Community will regulate excavation pits within North Shore, due to their safety, aesthetic and environmental concerns.

Objective

- | |
|---|
| 1. To regulate the development of excavation pits within the Community. |
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Policy RR-1. **Excavation Pit Policy**

It shall be Council's policy that the development of new excavation pits within any residential zone shall not be permitted. Council shall adopt provincial standards for the siting and placement of excavation pits within the Community.

Plan Action:

- Council will formally advise the staff of the Department responsible for Environment of Council's policy respecting new excavation pits within the Community. Council will also formally request that staff of the Minister responsible for the Department Environment consult with the Council in the review of any existing or proposed excavation pit developments locating in the

Community, including on any Provincially-owned property in the Community, prior to the issuance of any permits by the Province.

3.16.2. **Windmills Policies**

Recent initiatives by the Province of Prince Edward Island to encourage windmills or wind turbines on Prince Edward Island have led to establishment of provincial regulations to address wind energy production.

Council's aim is to adhere to provincial regulations addressing wind energy production. In addition, it is Council's aim to address opportunities for wind development appropriate in size and scale to the Municipality.

Objective

- 1. To permit windmills within the Community for the purposes of on-site electrical power generation.**

Policy RR-2. **Windmill Policy**

It shall be Council's policy that individual windmills, wind turbines or wind energy conversion system development with a name plate capacity of 100 kilowatts or less may be permitted within the Community for the purposes of on-site electrical power generation, provided they do not pose any significant aesthetic, environmental or public safety threats to the Community residents or the travelling public.

It shall also be Council's policy that windmills shall be subject to a public review process prior to approval or denial by Council.

Plan Action:

- The Community's Land Use Bylaw will address the application process for any wind turbine development;
- The Community's Land Use Bylaw will make provision for the public review of any wind turbine development proposal which may come before Council; and
- The Community's Land Use Bylaw will address maximum size and location of any wind turbine development within the Municipality.

4. Permits

4.1. Development Permits

The Municipality will regulate development within the Community through an application and permit process.

Objective

1. To ensure that proper records of development are kept.
2. To ensure that required provincial and federal government laws and regulations are followed.

Policy P-1. Building Permit Requirement Policy

It shall be the Council's policy that anyone wishing to:

- a) construct, erect, demolish, change the exterior dimensions of, or construct a dwelling or residence or, any building or structure within the Community;
 - b) change the use of any land or existing building or structure in the Community, or expand the existing use of a building or structure in the Community to the extent that it will require provision of new or expanded services by the Community; or
 - c) move within or into the Community any building or structure,
- shall be required to apply for and obtain a building permit from the Community prior to commencing any construction, erection, demolition, movement, change of use or site excavation.

Plan Action:

- Regulations governing buildings and structures and building permit applications will be established in the Community's Land Use Bylaw.

Policy P-2. Conformity with Provincial / Federal Laws and Regulations

It shall be Council's policy that the objectives of this Official Plan must be at least as stringent as the province wide Minimum Development Regulations, and that the development permit approval system shall conform with any Provincial or Federal laws which are in force, respecting fire protection, health and safety, water supply, sewage disposal, underground storage tanks, signage, civic addressing, plumbing and electrical installations and the like.

Plan Action

- The Community's Land Use Bylaw will make provision, as part of the development permit approval process, for the Community to forward, where appropriate and as necessary, a copy of a proposed development plan to the appropriate government department for review and comment in order to ensure compliance with Provincial and Federal regulations, prior to the issuance of any development permit by the Community.

Policy P-3. **Approved Building Permit File Policy**

It shall be Council's policy that the Community shall maintain a file of all approved building permits issued in the Community, and that this file shall be open to the public.

Plan Action:

- The Community will establish and maintain a file of all approved building permits issued in the Community, and shall present a public report on the extent of previous year's building activity in the Community at the Community's annual meeting; and
- Regulations governing the subdivision of land and subdivision permit applications will be established in the Community's Zoning and Subdivision Bylaws.

4.2. Subdivision

Given that a large inventory of undeveloped lots exists within the Municipality, Council will review all applications for new subdivisions with great care. The existing inventory is more than adequate to meet the proposed residential needs of the Community for the period of this plan and beyond.

Objective

1. **To balance the need for adequate and accessible residential building lots while maintaining an adequate inventory of available residential building lots.**

Policy S-1. **Subdivision Permit Requirement Policy**

All applications to create a subdivision over two lots will be reviewed by Council. Council will consider the existing inventory of approved lots, the proposed location of the subdivision, prior to any decision to approve or deny the application to subdivide land.

Plan Action:

- The Community's Land Use Bylaw will outline the process for review of all subdivision applications.

Policy S-2. **Subdivision Approval Process Policy**

It shall be Council's policy that any applicant seeking subdivision approval from Council shall first apply for approval-in-principle, and then, upon the granting of approval-in-principle, shall make application for final approval of the subdivision, and receive final approval of the subdivision before selling, deeding, or transferring title to any lot or parcel of land in the subdivision.

Plan Action:

- The Community's Land Use Bylaw will set out, as part of the subdivision permit application process, the requirements and process for the granting of approval-in-principle and final approval.

Policy S-3. **Government Consultation Policy**

It shall be Council's policy of submitting all new residential subdivision plans of greater than two lots, and all commercial, public service and institutional, or industrial

subdivision plans to the appropriate Government department for technical evaluation and advice before any approvals are granted.

Plan Action:

- The Community's Land Use Bylaw will make provision, as part of the subdivision approval process, that the Community forward a copy of all new residential subdivision plans of greater than two lots, and all commercial, public service and institutional or resource-based industrial subdivision plans to the appropriate government department(s) for technical evaluation and comment, including environmental impacts, prior to submission of the subdivision permit application to Council for final approval.

Policy S-4. **Approved Subdivision File Policy**

It shall be Council's policy that the Community shall maintain a file of all approved subdivisions created in the Community, and that this file shall be open to the public.

Plan Action:

- The Community will establish and maintain a file of all approved subdivisions created in the Community, and shall present a public report on the extent of previous year's subdivision activity in the Community at the Community's annual meeting.

5. Implementation

It is Council's objective to achieve a fair and equitable implementation of the Community's future land use and development policies, and to ensure that there is coordination between the Community's policies and any Provincial land use and development policies and regulations which may be in force.

Policy I-1. **Land Use Bylaw Administration Policy**

It shall be Council's policy that the Community's future land use and development policies shall be implemented through the Community's Land Use Bylaw, and that said bylaws shall be administered, on Council's behalf, by the Community's Development Officer.

Plan Action:

- Land Use Bylaw will be drafted to accompany the Community's Official Plan. Funding allocation will be proposed in the Community's annual budget for the Community's Development Officer position.

Policy I-2. **Official Plan Review Policy**

It shall be Council's policy to ensure that the Municipality provides the necessary funds to ensure proper administration of the official plan. An annual summary of issues relative to the objectives and policies set out in the plan shall be prepared, and presented at the Community's annual meeting.

Plan Action:

- The annual budget will allocate the necessary funds to ensure proper administration of the official plan. A report shall be prepared, on Council's behalf, for presentation to the public at the time of the Community's annual meeting. Funding allocation will be proposed as necessary for review of the Official Plan and Bylaw; and
- Funds will be set aside on an annual basis to address potential planning issues, including costs associated with an appeal to the Island Regulatory Appeals Commission.

Policy I-3. **Plan Amendment Policy**

It shall be Council's policy that the Community's Official Plan shall receive formal review and amendment, as required, no later than December 31, 2018.

Plan Action:

- The Community's Planning Board will be formally advised by Council in early 2018 to begin the official plan review/amendment process.