



Additional Information

Hennebury Road Planning Decision

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3. Provincial Government (1990) ‘Royal Commission on the Land’	

4. Provincial Government (1997) '[Recommendations of the Round Table On Resource Land Use and Stewardship](#)'
5. Provincial Government (2008) '[A White Paper on Governance and Land Use in Prince Edward Island](#)' (pg. 91 of *New Foundations* Report)
6. Provincial Government (2009) '[New Foundations - Report of the Commission on Land and Local Governance](#)'
7. Provincial Government (2013) '[Commission on the Lands Protection Act](#)'
8. Provincial Government (2014) '[Report of the Task Force on Land Use Policy](#)'
9. Provincial Government (2021) '[Now is The Time - The Final Report of the Land Matters Advisory Committee](#)'
10. Donald, E. (2010) '*Premature Subdivisions and What to Do About Them*'
Lincoln Institute of Land Policy p.1
< <https://www.lincolninst.edu/publications/working-papers/premature-subdivisions-what-do-about-them> >
11. Steven, H.A. (2001) '*Models and Guidelines for Infill Development*' p.3.
<https://planning.maryland.gov/Documents/OurProducts/publications/modelsguidelines/infillfinal_1.pdf >

1. Prime Agricultural Land

- 1.1 Following a desktop review, additional research, and subsequent site visits it remains my opinion that the quality of the land for agricultural (resource) use. The subject property would be considered by the department 'actively farmed', meaning it has been in agricultural (resource) use within 0 - 5 years of receipt of the application. It is the opinion of the individual assigned to this file, that parcels 808154 & 203000 would be considered prime agriculture (resource) land, particularly regarding the appropriateness of the site for certain agricultural operations given its: size, location, orientation, and slope, etc. However, soil quality could not be ascertained by the Land Use and Planning Act Specialist, therefore an expert was consulted.
- 1.2 The initial assertion made by the Land Use and Planning Act Specialist as to the quality of the land was based on past experience working for the Department of Agriculture and Rural Development as a Mapping and Charting Officer for the Government of Northern Ireland, with Land and Property Services.
- 1.3 The Planning Act, *R.S.P.E.I. 1988, c. P-8, Section 2.1 (1) 'Provincial Interest' (a)*, states, as one of the eighteen areas of provincial interests, the priority of *"the protection, conservation and management of resource lands"*.
- 1.4 A policy position of the 1991 *'General Land Use Policy'* stated that the, *"protection and development of resource land (agricultural and forestry) and, in particular, ensuring that their future potential is not compromised by development decisions"*.
- 1.5 Policy recommendation from the 2016 *'Provincial Land Use Policy'*, under goal 8, states the need to, *"identify agricultural land and forest land and protect resource land from incompatible land uses"*.
- 1.6 Recommendation 4 from the 1990 *'Royal Commission on the Land'* urged that, *"a comprehensive set of land use plans include a central objective aimed at keeping the most productive farmlands in agricultural use"*.
- 1.7 Recommendation 66 from the 1997 *'Round Table on Resource Land Use and Stewardship'* highlighted the need to, *"develop a better system to track the loss of Class 2 and 3 agricultural land to non-resource uses, and that Government take the measures necessary to reduce the current rate of loss by 50 per cent by the year 2000"*.
- 1.8 In 2008, *'A White Paper on Governance and Land Use in Prince Edward Island'* has stated that, *"Dispersed, scattered and unplanned development and the lack of detailed local area planning in culturally, historically, and naturally sensitive areas have, promoted the ongoing conversion of prime agricultural land to residential or commercial use"*.
- 1.9 Recommendation 10 from the 2009 *'New Foundations'* report recommended that, *"any provincial land use policy must establish the preservation of agricultural land as a priority, and that all land use plans, municipal and otherwise, must include an agricultural reserve zone, where appropriate"*.

- 1.10 Recommendation 9 from the 2014 *'Report of the Task Force on Land Use Policy'* further stated that, *"the provincial government explore farmland preservation tools to keep farmland in food production. The protection of agricultural land is a key public interest and the costs of protection should be supported by the public, not farmers alone"*.
- 1.11 The Final Report of the Land Matters Advisory Committee 2021, in its executive summary, stated that, *"At increasing speed, we see the loss of valuable agricultural land and viewsapes to coastal and ribbon development, conflicting land uses, urban sprawl, and land speculation"*, and, *"the most common theme was the need to protect agricultural land for today's farmers and future generations of Islanders"*. The report spoke extensively about the need to protect resource land, going further to say that, *"agricultural and forested land is being lost due to urban sprawl, ribbon development, and inadequate land use planning. This has been happening for many years but has now reached a crisis point"*, and *"agricultural and forestry stakeholder groups were clear in stating that agricultural land is being lost and should be protected through enhanced land use planning"*. And finally, that, *"Views towards regulating land use appear to be changing from opposition to support. Key agriculture stakeholder groups are now supporting land use planning in the face of ribbon development, inappropriate subdivisions, and the loss of agricultural land"*.
- 1.12 It is evident from; sound planning principles, policy and report recommendations, as well as contemporary land use pressure concerns from the public, that the rate of loss of prime agricultural land is particularly concerning and should be reduced or halted where possible.
- 1.13 Survey findings from the team creating the West River Official Plan and By-law (the municipality which includes the community of Rice Point) reported in October 2021 that of the local residents surveyed, *"agriculture is an important part of the community fabric for 75% of respondents and must be protected"*, reporting further that of the local residents surveyed identified three top priorities: *"responding to environmental challenges; preserving the existing character of the community; and reserving land for agricultural uses"* (see appendix A).
- 1.14 Subdivisions of this nature should be directed to appropriate locations which do not consume large swaths of prime agricultural lands, in keeping with policy and report recommendations, sound planning principles, best practice, and sensitive to the input of local residents on how they wish to see their community develop (see appendix B, Future Land Use Map).

2. Premature Development/Premature Land Subdivision

- 2.1 A desktop review, file research, and subsequent site visits identified a high rate of vacant, developable land within the vicinity of the subject parcels. The number of developable lands and building lots were ascertained initially through GIS software and verified via site visits to confirm. The amount of developable land and approved lots were found to be 43 (see appendix C). Findings from research conducted for the, *'New Foundations - Report of the Commission on Land and Local Governance'* (2009) p. 47, also highlighted the community of Rice Point as one of the highest rated for vacant, developable lots (see appendix D).

- 2.2 In February 2022, Provincial Planning conducted Island-wide research on the number of vacant, approved residential land available across each community within provincial jurisdiction. This empirical data is now used to evidence claims of premature development within communities (supply) weighted against data from the 2022 Census (demand). The research findings are based on a search criterion of two-acre or less lots assessed at a non-development rate, i.e., vacant, approved residential lots with individual PIDs, and two-acre or less lots assessed at agricultural rates, i.e., approved, residential lots not sold by a farmer that are still farmed (no new PID generated as lots have not yet been sold). Under this conservative search parameter, as of February 2022, Rice point has 53 vacant lots available, and the municipality of West River has a vacant lot availability of 652 (see appendix E).
- 2.3 The term “*premature development*” has been subject to debate regarding its exact meaning. A common definition is that, “*premature land subdivisions occur when a landowner divides a parcel of land into lots for sale far in advance of the market for those lots. In many cases, the landowner does not intend to actually build anything on the subdivided lots, but merely to enhance the value of the land and then sell the lots to a land developer or to individual lot buyers*” (Donald, E. 2010, p.1). This is been common practice in PEI and measures have been recommended to curb speculative, premature land subdivision.
- 2.4 The Planning Act, R.S.P.E.I. 1988, c. P-8, Section 2, ‘Purposes’ (b) states that, as one of the six objectives of the act is to; (b) “*to promote sustainable development*”. Sustainable development is a very common and familiar term in planning lexicon and is described as; “*development that meets the needs of the present without compromising the ability of future generations to meet their own needs.*” (Brundtland Report, 1987, section 27). The Planning Act, R.S.P.E.I. 1988, c. P-8, ‘Provincial Interest’ 2.1 (1) (I) states, as one of the eighteen areas of provincial interests, the priority of; (I) “*the orderly and sustainable development of safe and healthy communities*”.
- 2.5 The continuation of speculative and premature land subdivision, particularly when it is at the cost of agricultural (resource) land, hinders the ability of future generations to meet their needs, namely regarding food production due to the loss of agricultural (resource) land. This is something that has been highlighted as a major area of concern in reports referenced throughout this report and discussed at length in the previous section.
- 2.6 A policy recommendation of the 1991 ‘General Land Use Policy’, stated that, “*development will be encouraged, but it must be sustainable. In this context, sustainable development means that development must be compatible with the following objectives and principles; services must precede, not follow, development; existing town, villages and the city must be strengthened, and consistency with market demand*” (see appendix F).
- 2.7 The 2009 ‘New Foundations’ report, p. 55, highlighted that, “*There is currently a surplus of cottage and residential building lots across most of the province*”; and, “*It may be necessary to control speculative subdivision and development activities in areas not covered by an official plan or special planning area*”.
- 2.8 It is evident from sound planning principles, policy recommendations, scholarly opinion, and report recommendations over the past five decades that premature land subdivision has had

a significant detrimental impact on the Island via inflated property market values, visual landscape degradation, and consumption of raw resources (prime agricultural land), all of which are concerns for the entire Island. The continuation of development in advance of the market, particularly in environmentally sensitive areas, on prime agricultural and coastal land, and in areas of considerable scenic beauty, will further contribute to the loss of the unique character for which PEI is renowned.

3. Coastal Development

- 3.1 The Planning Act, R.S.P.E.I. 1988, c. P-8, Section 2 'Purposes' (c) states that one of the six objectives of the act is to; *"to protect the natural and built environment of the province"*. Section 2.1 (1) (b), states, as one of the eighteen areas of provincial interests, the priority of *"the protection, conservation and management of coastal areas"*.
- 3.2 A policy recommendation of the 1991 *'General Land Use Policy'*, stated that the government intends to act on the following general issues or areas, *"Coastal area development, including subdivisions and shore front access"*.
- 3.3 Recommendation 75 from the 1990 *'Royal Commission on the Land'* urged that, *"the province endorse a coastal zone policy applicable to the whole province."*
- 3.4 *"Changes occurring in the cottage real estate market will have a significant impact on property values and coastal viewsapes and, if the present trend toward year-round occupation continues, on the very makeup of rural communities. It is a clear example of how the law of the free market, left unfettered, can influence the future character of rural communities"*. *'New Foundations'* (2009) pp 50.
- 3.5 Coastal development remains a concerning trend for Islanders according to report findings. Survey findings from the team creating the West River Official Plan and By-law reported that of the local residents surveyed they identified three top priorities, *"responding to environmental challenges; preserving the existing character of the community; and reserving land for agricultural uses"* (see appendix A). Continued development of coastal areas increases significantly the future potential and associated costs of environmental challenges, namely coastal erosion and flooding.

4. Visual Amenity (material consideration)

- 4.1 A material consideration in a planning decision is the impact on visual amenity (but not the loss of a private view). Survey findings from the team creating the West River Official Plan and By-law reported in October 2021, that of the local residents surveyed they identified three top priorities, *"responding to environmental challenges; preserving the existing character of the community; and reserving land for agricultural uses"* (see appendix A).

- 4.2 The Planning Act, R.S.P.E.I. 1988, c. P-8, section 2.1 (1) (j) states, as one of the eighteen areas of provincial interests, the priority of (j) *“the protection of viewsapes that contribute to the unique character of Prince Edward Island.”*
- 4.3 Policy recommendations such as that of the 2016 ‘Provincial Land Use Policy’ under goal 7, state the need to *“promote scenic vistas and protect viewsapes”*.
- 4.4 Recommendation 107 and 108, from the 1990 ‘Royal Commission on the Land Use’ further stated the need to *“prepare an extensive inventory of special landscapes, that encompass both vistas and seascapes, with widespread input from the general public and from community groups and organizations”, and develop “a comprehensive set of land use plans include protective mechanisms for these special landscapes, using such means as limitations, or, where appropriate, prohibitions against any form of built development”*.
- 4.5 In 2008, ‘A White Paper on Governance and Land Use in Prince Edward Island’ stated that, *“The challenges and concerns raised by municipalities and their residents regarding land use should not be read as being limited in effect to the incorporated communities; the long-term impacts on the province as a whole are far-reaching. Further stating that issues continue to develop regarding, “degraded viewsapes with continued development in the most scenic areas of the province, particularly in coastal and waterfront areas, with long-term implications for tourism”*.
- 4.6 In its conclusion, the 2008 ‘White Paper’ listed ‘viewscape erosion’ and ‘loss of traditional character’ as two areas of concern. Additional issues highlighted included *“Ribbon development, dispersed settlement patterns, loss of shore access, environmental degradation, loss of traditional character, viewscape erosion, and incompatible economic development will ultimately lead to undesirable and long-lasting negative consequences”*.
- 4.7 *“The Island’s scenic landscape is a key element of the province’s overall image and has contributed greatly to the “brand” that is Prince Edward Island. The landscape has clear economic value, being a major motivator for visiting tourists and, as such, needs to be protected”, Commission on the Lands Protection Act, June 30, 2013, p 3.*
- 4.8 Visual impact on PEI has clearly been an issue given the numerous report recommendations, legislative objectives, land use policy recommendations, and local resident concerns and input as a priority consideration when assessing the appropriateness of significant developments in scenic locations. This is largely associated with the impact that a proposed development will have on the character of an area or community.

5. Urban Sprawl and Infill Development

- 5.1 Urban sprawl ‘sprawl’ (within the rural context) is the rapid development of land outside of established, serviced towns and cities. Sprawl is often characterized by low-density residential dwellings, a lack of strategic planning (land use plan, zoning and land use designations, etc.), and a dependence on private automobiles for transportation. Common forms of sprawl are; ribbon/strip development, low density dispersed/scattered development, and isolated development. Sprawl in PEI has been exacerbated by a multitude of factors, including an increasing population, lower taxes outside of serviced municipalities, and the ability to work from home remotely, just to name a few. Sprawl has caused many adverse

impacts, such as increased pressure on resource and coastal lands, fragmented farmlands, unsafe roadways, and impacts on the visual amenity of the Island. It has been correlated with increased energy use, pollution, and traffic congestion.

- 5.2 An effective means of alleviating sprawl in rural areas is to encourage nucleated or clustered settlement development by means of infilling. Infilling development is achieved by, *“absorbing growth into existing communities, infill relieves growth pressures on rural areas and can improve quality of life for older communities. Infill helps to achieve the goals of smart growth: support existing communities, preserve our best agricultural and natural areas, and save taxpayers from the high cost of building infrastructure to support development that has spread far from our traditional population centers”* (Steven, 2001, p.3). The proposed development would not constitute infilling development. Refer to appendix G for an example for infilling development. Refer to appendix H for an illustration of the different settlement types.
- 5.3 The Planning Act, R.S.P.E.I. 1988, c. P-8, ‘Provincial Interest’ 2.1 (1),(k) and, (n) states, as one of the eighteen areas of provincial interests, the priority of; (k) *“the direction of development to areas designed to support servicing”,* and (n) *“the promotion of a built environment that supports public transit and active transportation”*.
- 5.4 A policy recommendation of the 1991 ‘General Land Use Policy’, stated that, *“development will be encouraged, but it must be sustainable”*. The report further stated that, *“services must precede, not follow, development; and that existing town, villages and the city must be strengthened”*.
- 5.5 Policy recommendations such as that of the 2016 ‘Provincial Land Use Policy’, under goal 13, state the need to; *“focus community growth within existing settlement areas with central servicing”*.
- 5.6 Survey findings from the team creating the West River Official Plan and By-law reported in October 2021 that *“just under half think that development should be encouraged in traditional village centres (as opposed to anywhere)”* (see appendix A).
- 5.7 Continued, sprawling development is antithetical to sound planning principles, and in opposition to the report and policy recommendations of the past and present. Such development should be directed to infilling areas, brownfield sites, and areas capable of providing feasible central servicing.

Official Plan & Land Use Bylaw

Workshop #1

October 13, 2021

Appendix A



Rural Municipality of West River



OVERVIEW

Introductions

Timeline & Process

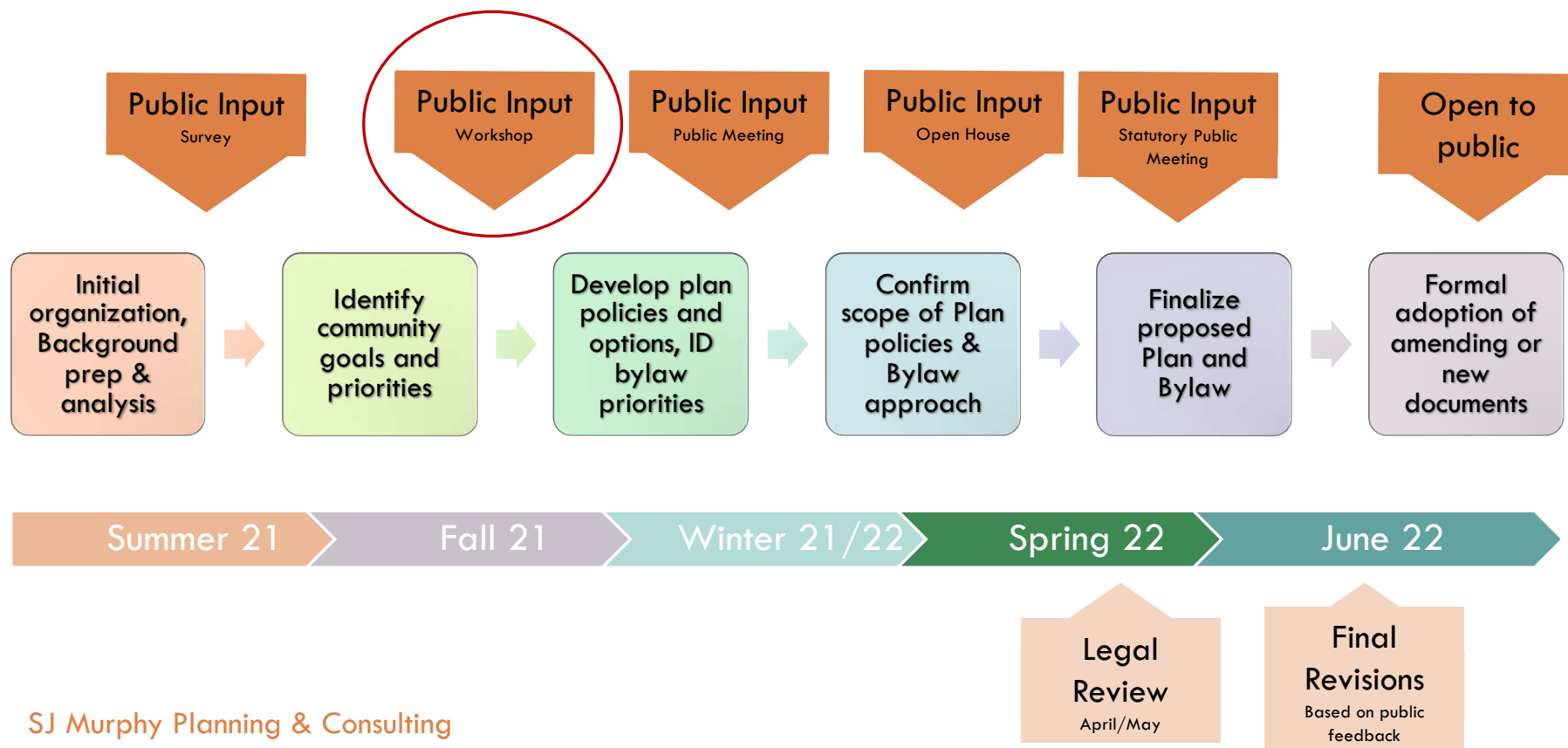
Planning 101

Current Picture

Discussion Questions

Contact info

TIMELINE



PLANNING 101

Planning **IS**:

- Land use
- Environmental protection
- Allocation of resources and activities, and their social, cultural, and economic impacts.

Planning **IS NOT**:

- Economic strategy
- Marketing strategy,
- Property maintenance, etc.

But... the Plan may include policies around creating these.

PLANNING 101

Official Plan

Statements of policy about

residential, commercial,
industrial, environment,
coastal, heritage

***WHAT we want to
accomplish***

Land Use By-law

Regulations

about lot sizes,
setbacks,
permitted uses, etc.)

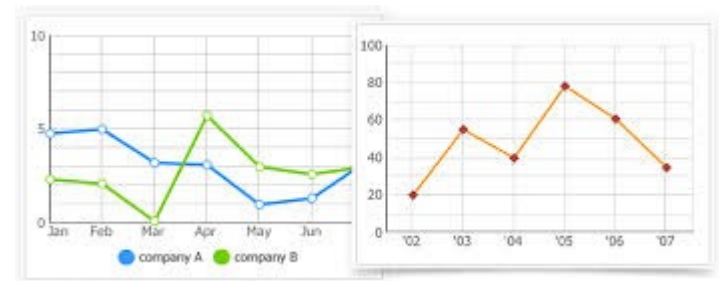
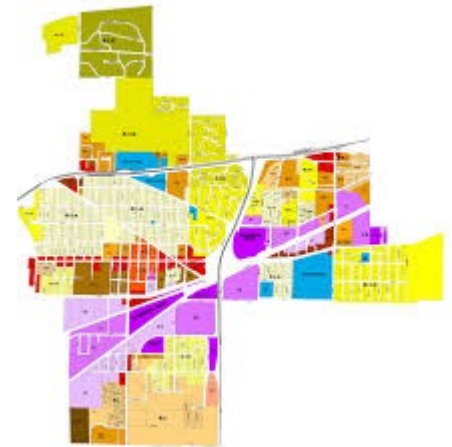
***HOW to
accomplish it***

Zoning map

***WHAT can
happen WHERE***

TOOLS WE USE TO PLAN:

- *The Planning Act*
- Demographic Information (StatsCan)
- Science and local knowledge
- GIS data and mapping



A white wooden lighthouse with a red roof and a balcony, situated on a grassy hill overlooking a body of water. The lighthouse is the central focus of the image, with its white siding and red roof contrasting against the green grass and the grey sky. The water in the background is calm, and the sky is overcast.

HOW PLANNING IS IMPLEMENTED

Development and Building Permits

Building inspections

Document approval for registry

Planning regulations

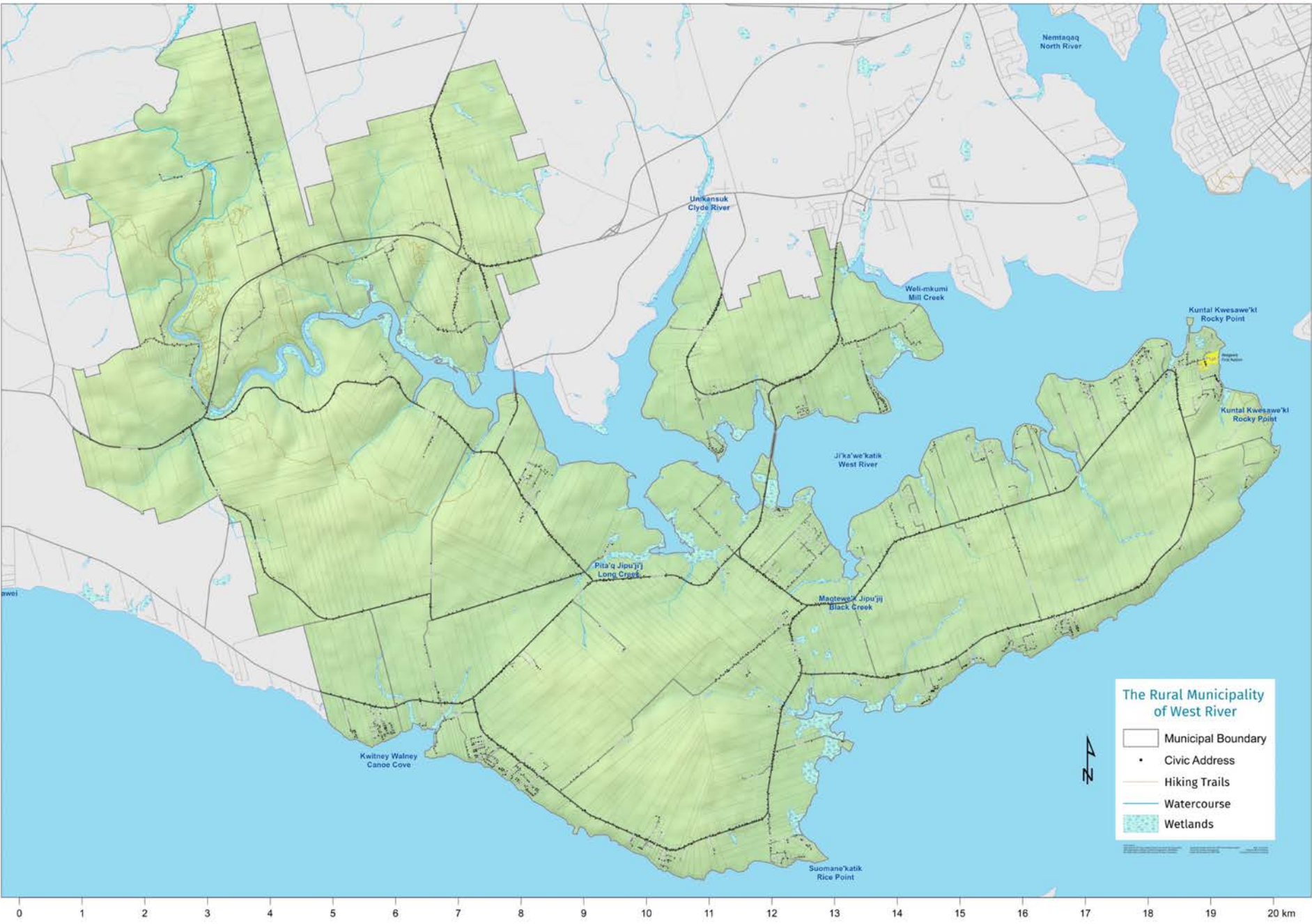
Variances

FOUR ELEMENTS IN LAND USE PLANNING

1. Social
2. Physical
3. Economic
4. Environmental



The Rural Municipality of West River



SOCIAL

- Average age of residents is 41.6 years of age.
- Families with young children are a growing population.
- Predominant housing type is single-detached
- Significant housing growth in the area with more than half of all housing the municipality built in the last 4 decades.

**data from StatsCan with approximate municipal boundaries.*



HERITAGE

- Five National Historic Sites/Event locations
- 14 additional sites are designed or registered as heritage locations (homesteads, churches, schools, etc.)



Photo credit: Province of PEI, Stewart 2012

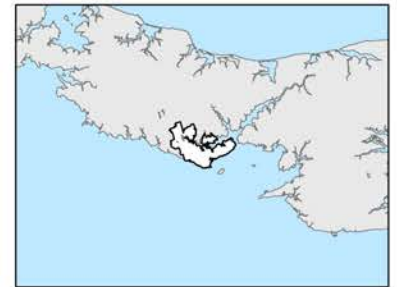
RECREATION

- 2 provincial parks
- 3 municipal parks
- 52+ km of trails
- beaches



CULTURAL - PHYSICAL

Entire province is part of Mi'kma'ki, the traditional unceded territory of the Mi'kmaq people.



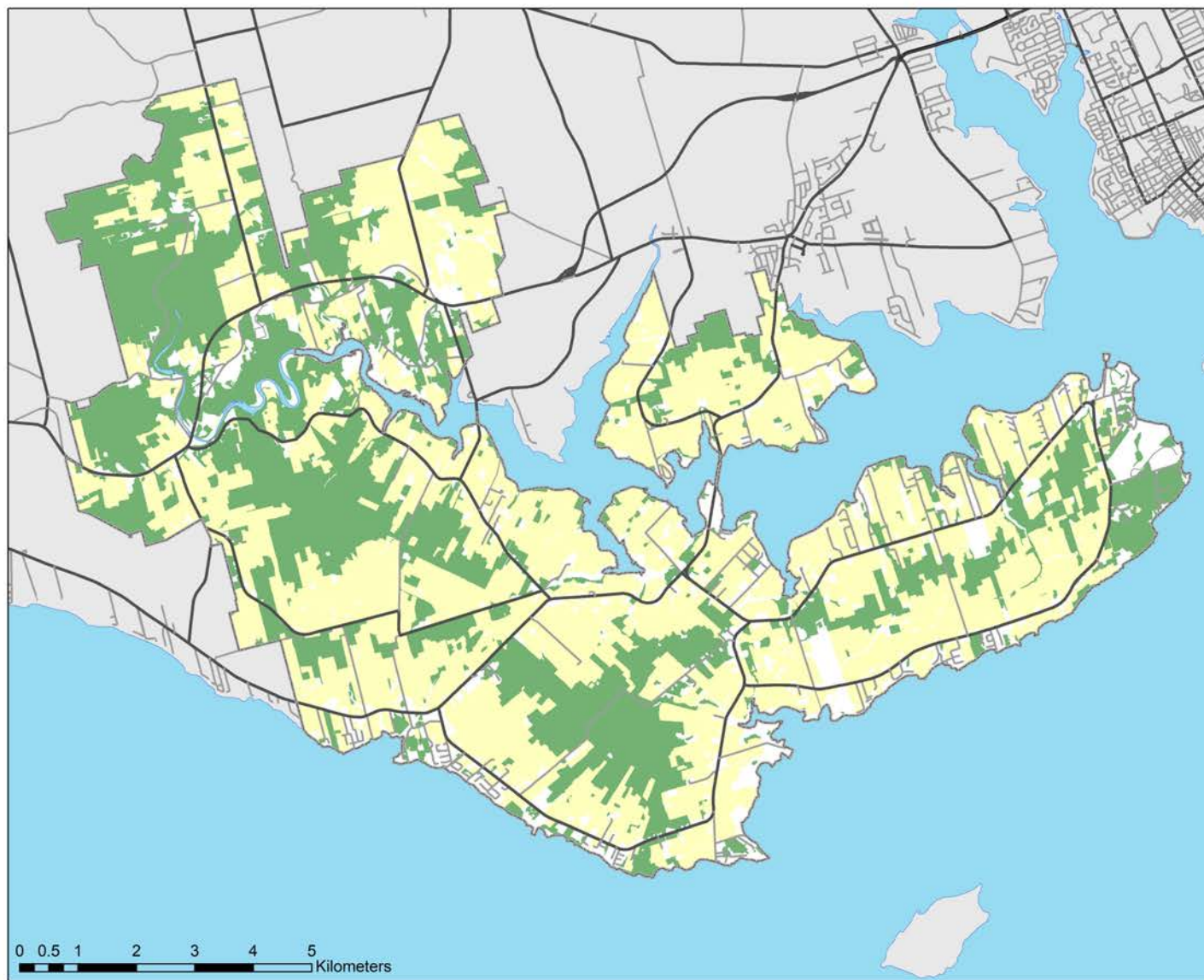
Rural Municipality
of West River

2m Contour Interval





Drawn by Mitch Underhay Date: 17/09/2021
Coordinate System: NAD 1983 CSRS Prince Edward Island
Projection: Double Stereographic
Datum: North American 1983 CSRS
Data Sources:
Government of Prince Edward Island, Free online GIS data portal,
ESRI DigitalGlobe, GEOEye, Earthstar Geographics, CNES/Airbus
DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community

PHYSICAL – NATURAL RESOURCES



Rural Municipality of West River

Corporate Land Use

	Agriculture	6,010 Ha
	Forest	4,005 Ha

2m Contour Interval

Drawn by Mitch Underhay Date: 17/09/2021
Coordinate System: NAD 1983 CSRS Prince Edward Island
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Datum: North American 1983 CSRS
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DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community

PHYSICAL

- *Development activity from 2010-2020:

- ✓ 17 new dwellings
- ✓ 8 additions and renovations
- ✓ 29 accessory buildings

- Subdivisions:

- ✓ 34 new lots created
- ✓ 12 consolidations

**preliminary data based on combined provincial and municipal approvals for former municipality of New Haven-Riverdale. Remaining segments of RM West River still being compiled.*



Rural Municipality of West River

Road Ownership / Surface

 Municipal Boundary

Roads

	Private-Paved	9,746 m
	Private-Unpaved	71,613 m
	Public-Paved	151,220 m
	Public-Unpaved	41,053 m

0 0.5 1 2 3 4 5
Kilometers

Drawn by Mitch Underhay Date: 17/09/2021
 Coordinate System: NAD 1983 CSRS Prince Edward Island
 Projection: Double Stereographic
 Datum: North American 1983 CSRS
 Data Sources:
 Government of Prince Edward Island, Free online GIS data portal,
 ESRI DigitalGlobe, GEOEye, Earthstar Geographics, CNES/Airbus
 DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community

ECONOMY

- Main industries are agriculture, fisheries and resource-related
- Residents employed in wide range of industries and sectors
- 77% of the local labour force commutes 15-44 minutes
- Little info on home-based offices/businesses



ECONOMY - Tourism

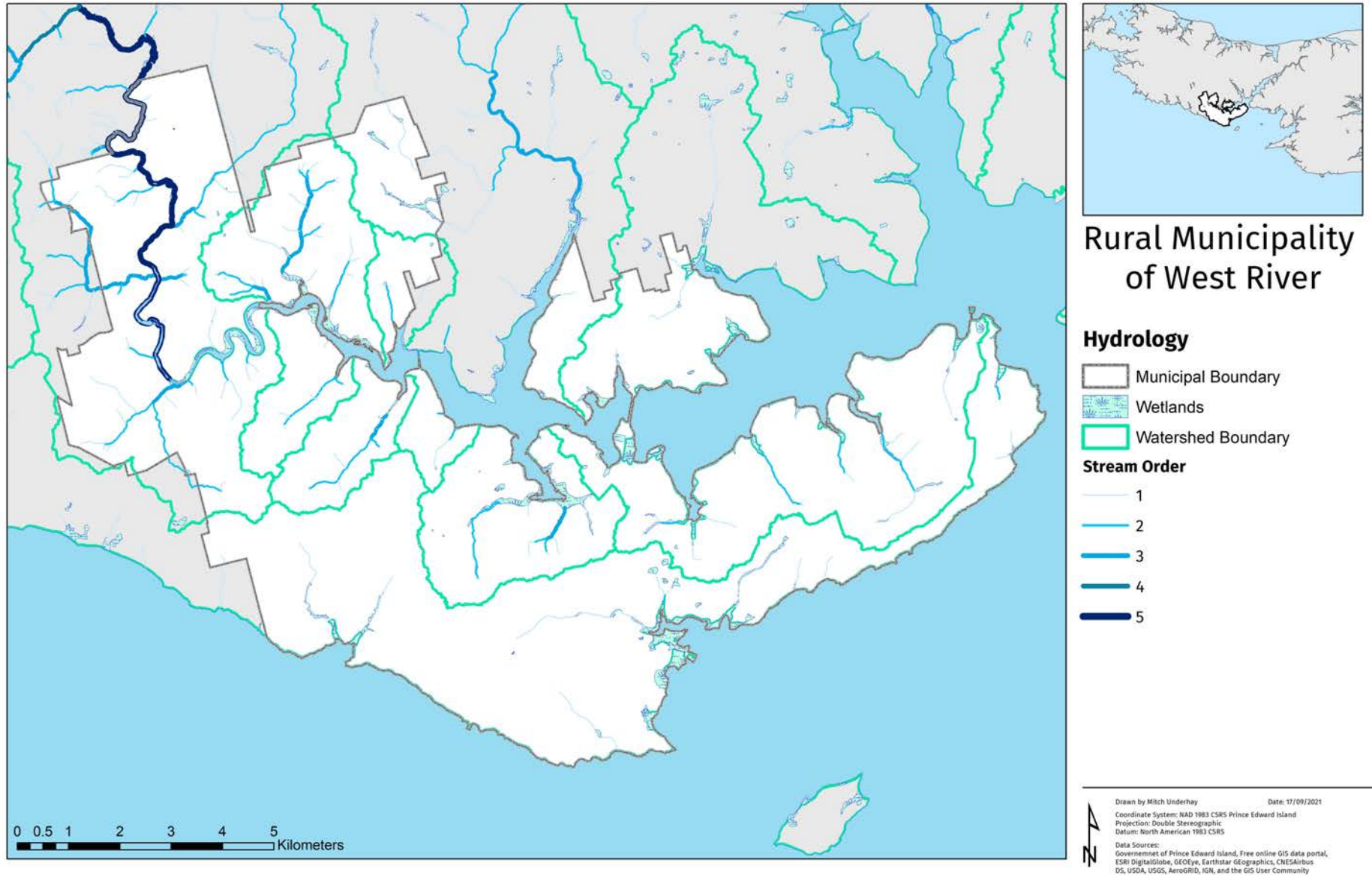
- Attractions
- Agri-tourism
- Short-term rentals
- Campgrounds
- Seasonal residences



ENVIRONMENT

- **Water** – drinking water, waste water, storm water
- **Wetlands** – location, conservation, permitted activities
- **Biodiversity** – critical habitat, endangered species
- **Erosion** – areas at risk

ENVIRONMENT - WATER



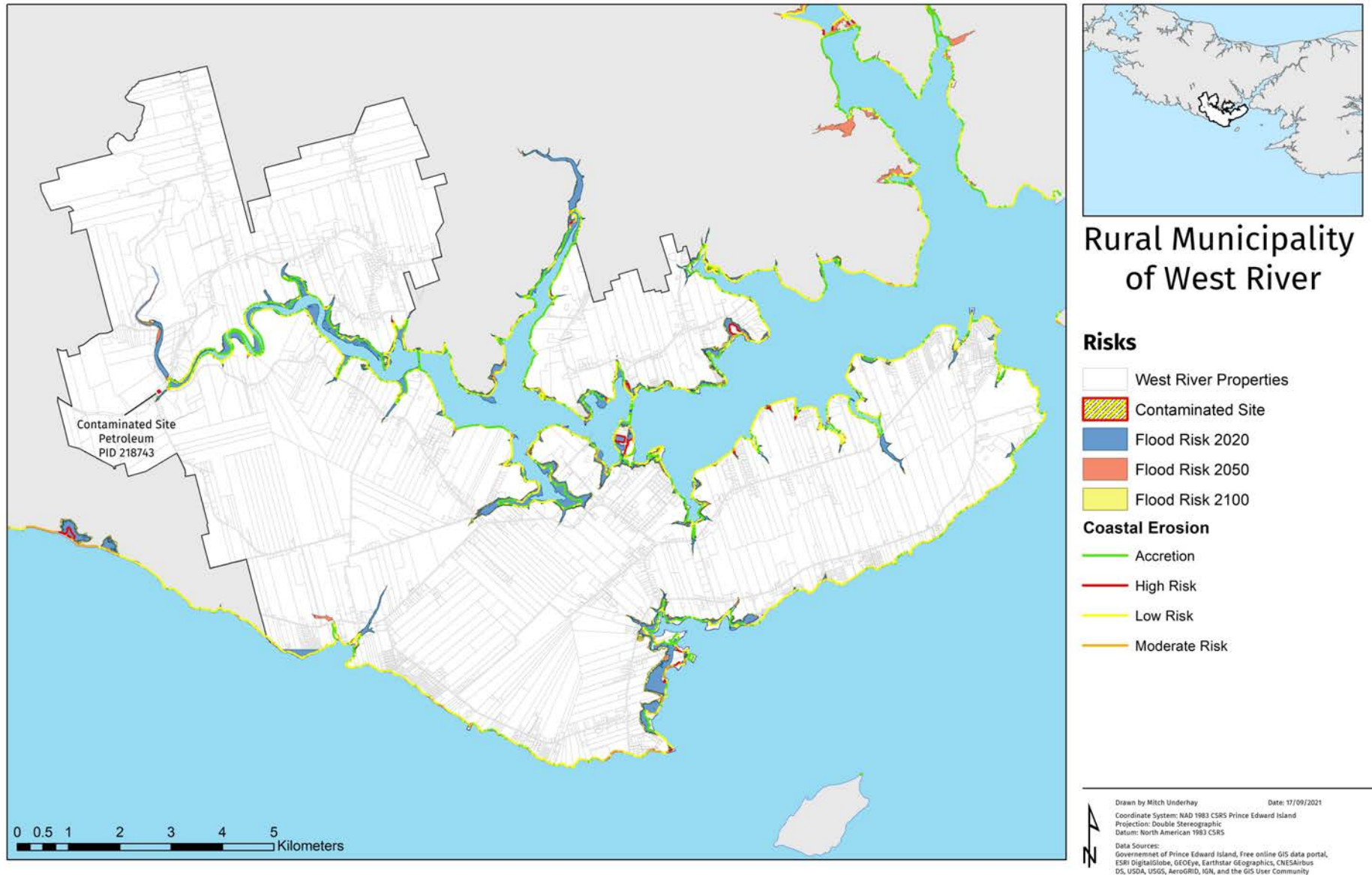
CLIMATE RESILIENCY

Change in Climate	1976-2005 recorded average	2051-2080 projections*	Change
Mean Annual Temperature (degrees Celsius)	6.1C	10.3C	+4.2
Mean temperature (spring)	3.4C	7.2C	+3.8
Mean temperature (summer)	17.6C	21.7C	+4.1
Mean temperature (fall)	8.9C	10.8C	+1.9
Mean temperature (winter)	-5.5C	-0.9C	+4.7
Number of Very hot days (+30C)	1.1	21.1	+19.9
Number of tropical nights (daily temp>20C)	1.0	23.3	+22.4
Last day of spring frost	May 7	March 25	
Number of winter days (-15C)	21.8	2.3	-19.5

Comparison of recorded climate averages and future climate projections for Charlottetown Region

*projections are based on a high emissions scenario, also known as RCP8.5

AREAS AT RISK



SURVEY SAYS...

About 1 / 3 of respondents work from home

Vast majority of respondents were full-time residents

Just over half commute outside municipality for work.

65% of respondents have lived here 10+ years

Top reasons people live here: it's rural but close to services (31%); I grew up here (24%); natural beauty of region (19%) and to be near friends and family (24%)

SURVEY (cont'd)

- Just under half of respondents thought there was a good mix of housing
- Just under half think that development should be encouraged in traditional village centres (as opposed to anywhere)
- 2/3 of respondents felt there shouldn't be too many rules on accessory buildings
- The majority of respondents try to support local businesses
- Most feel home-based businesses are vital to the local economy and not placing too many rules around them is important.
- Most respondents felt the focus of the municipality should be to support year-round residents and not on tourism or commercial growth.

SURVEY (cont'd)

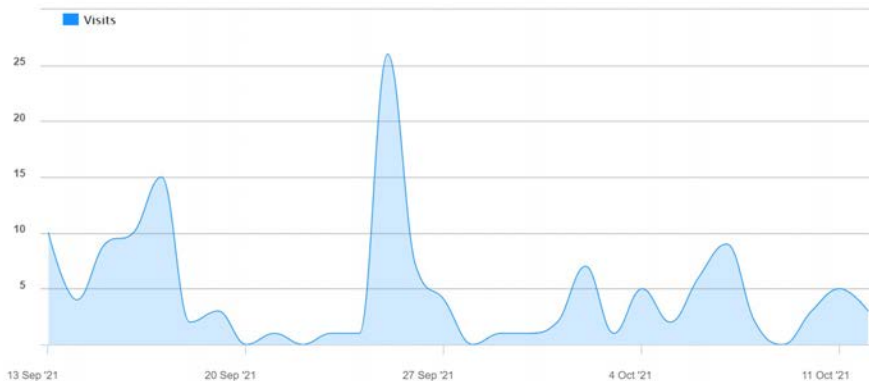
- Very strong support (85%) to protect fresh water resources (streams, wetlands and groundwater)
- Agriculture is an important part of the community fabric for 75% of respondents and must be protected.
- 23% have experienced some form of flooding on their properties
- Top 3 priorities for respondents: responding to environmental challenges; preserving the existing character of the community; and reserving land for agricultural uses.

PROJECT WEBSITE

- Planrmwr.ca
- New and ongoing ways to provide feedback
- Registration is private and allows us track metadata

Live Activity

All Time | Last 30 Days | Last 7 Day



The screenshot shows the homepage of the Project Website. At the top, there is a large green banner with the title "A New Municipality" and a detailed paragraph about the restructuring of the Rural Municipality of West River. Below the banner, there is a section titled "Important Links" with two buttons: "Rural Municipality of West River Homepage" and "Rural Municipality of West River Council". Further down, there is a section titled "Featured Projects" with three project cards. Each card has a thumbnail image, a date, a title, a brief description, and a "View Project" button.

A New Municipality

After several years of engagement, study, discussion, and negotiation, the restructured Rural Municipality of West River came into being on September 1, 2020, through the amalgamation of the Rural Municipalities of Afton, Bonshaw, Meadowbank, New Haven-Riverdale, and West River. The full transition to an integrated municipality is a process that takes time, building on common priorities and interests while reflecting the long histories of its component communities. One of the first steps in this process is developing a comprehensive Official Plan and Land Use Bylaw covering land use for the entire municipality. This exercise represents, among other things, a chance to build on the work of recent years to reflect on, shape, and steer the future development of this community of communities.


While land use planning has been a service offered by the former Rural Municipality of New Haven-Riverdale (now part of the Rural Municipality of West River) for many years, local planning is new for the remaining areas of the municipality.

Until such time as the work of this project is complete and both the Council and the Minister have approved the new official plan and bylaw, jurisdiction over planning will continue to be shared between the Rural Municipality and the Government of Prince Edward Island.

Important Links

- [Rural Municipality of West River Homepage](#)
- [Rural Municipality of West River Council](#)

Featured Projects




June 21, 2021

What makes a place?

Click here for an interactive map. Tell us what makes this place special to you.

[View Project](#)




June 11, 2021

Community Engagement

Click here to start the conversation about the Official Plan and Bylaw.

[View Project](#)



June 11, 2021

Tell us your Stories!

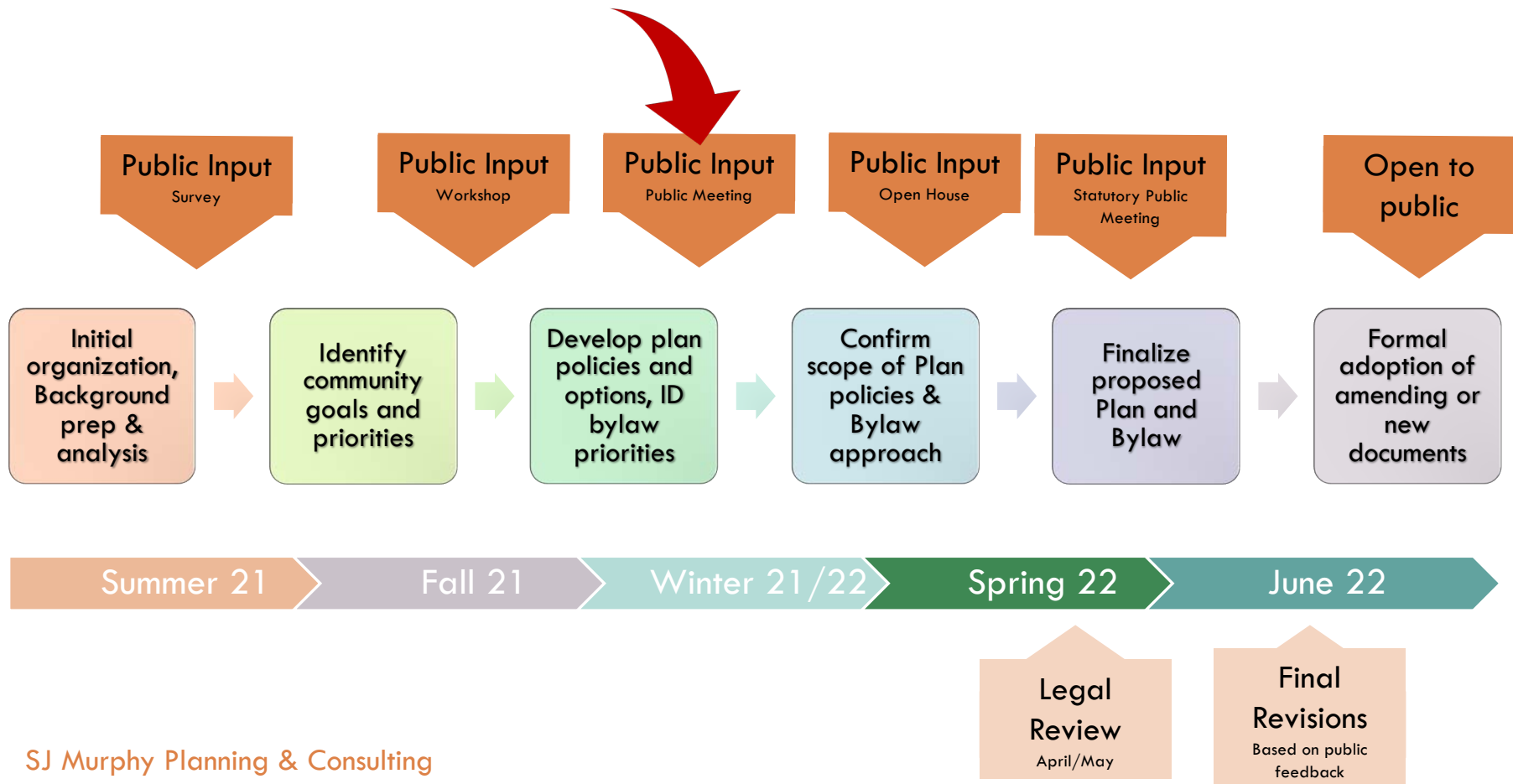
Tell us about yourself and your connection to this community. Upload your favourite shots of the ...

[View Project](#)

What do you want the community to become?

1. What is your top concern for the community in the next 15-20 years?
2. What needs to be protected in the community?
3. Where are the biggest opportunities for West River?

NEXT STEPS



LINKS



Project website: planRMWR.ca

Email: planrmwr@westriverpe.ca

Twitter: [@plan_river](https://twitter.com/@plan_river)

Instagram: [@planwestriver](https://www.instagram.com/@planwestriver)

Facebook: facebook.com/planwestriver

...a reminder to enjoy the little things in life





Rural Municipality of West River

CORNWALL REGION SPECIAL PLANNING AREA

The SPA objectives are to:

Minimize the extent to which unserved residential, commercial and industrial development may occur;

Sustain the rural community by limiting future urban or suburban residential development and non-resource commercial and industrial development in order to minimize the loss of primary industry lands to non-resource land uses; and

Minimize the potential for conflicts between resource uses and urban residential, commercial and industrial uses.

Established to protect the rural agricultural areas from urban-scaled developments and to prevent unsustainable suburban sprawl that might create future pressure for services.

SPA Exception (subsection 63(10))

- Consistency with Objectives
- Meet basic process & content requirements
- Max 5 residential lots from existing parcels, except where lots are connected to central servicing (existing: a parcel of land that existed on July 9, 1994)

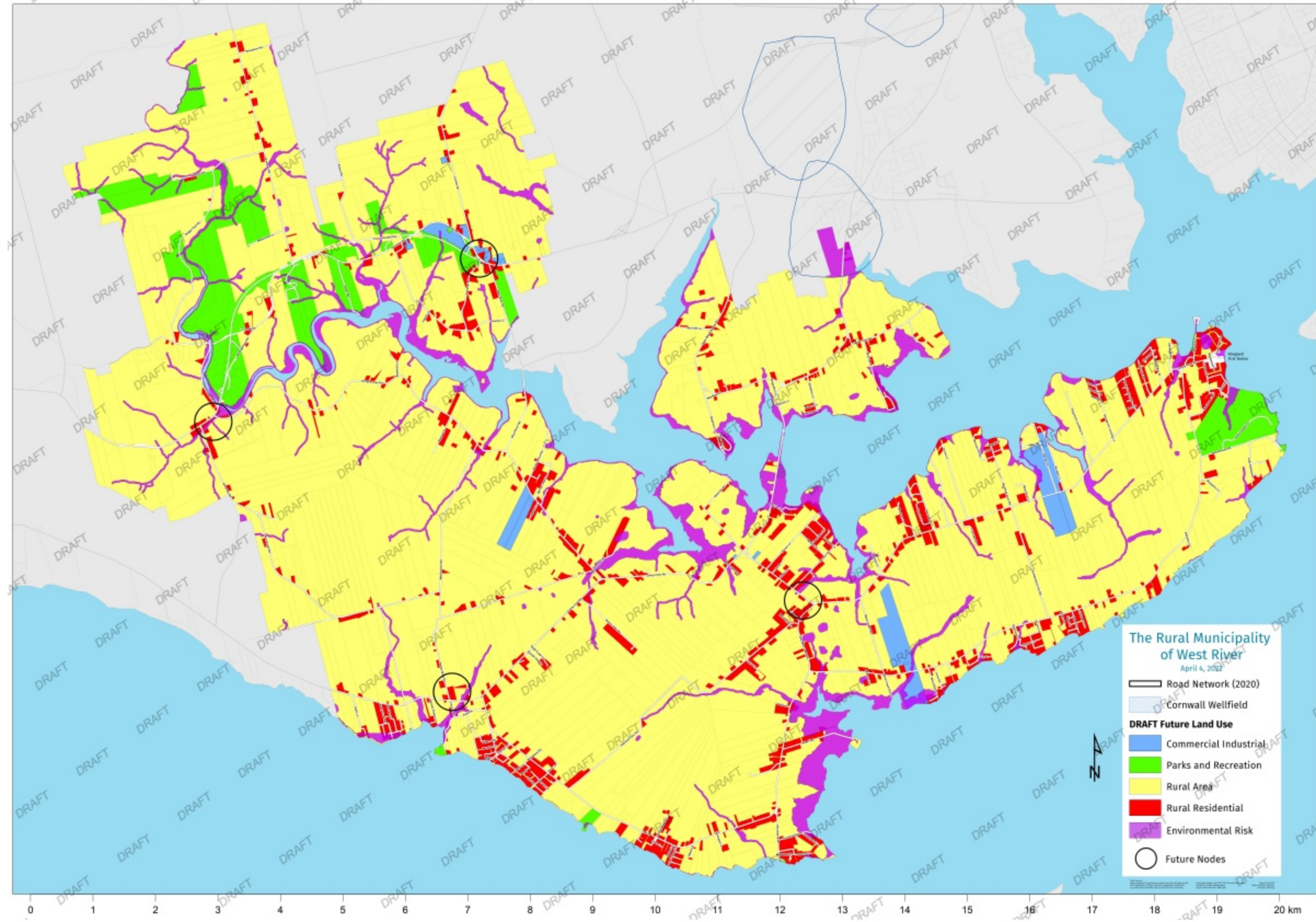
- Limit size and scale of new development with on-site servicing

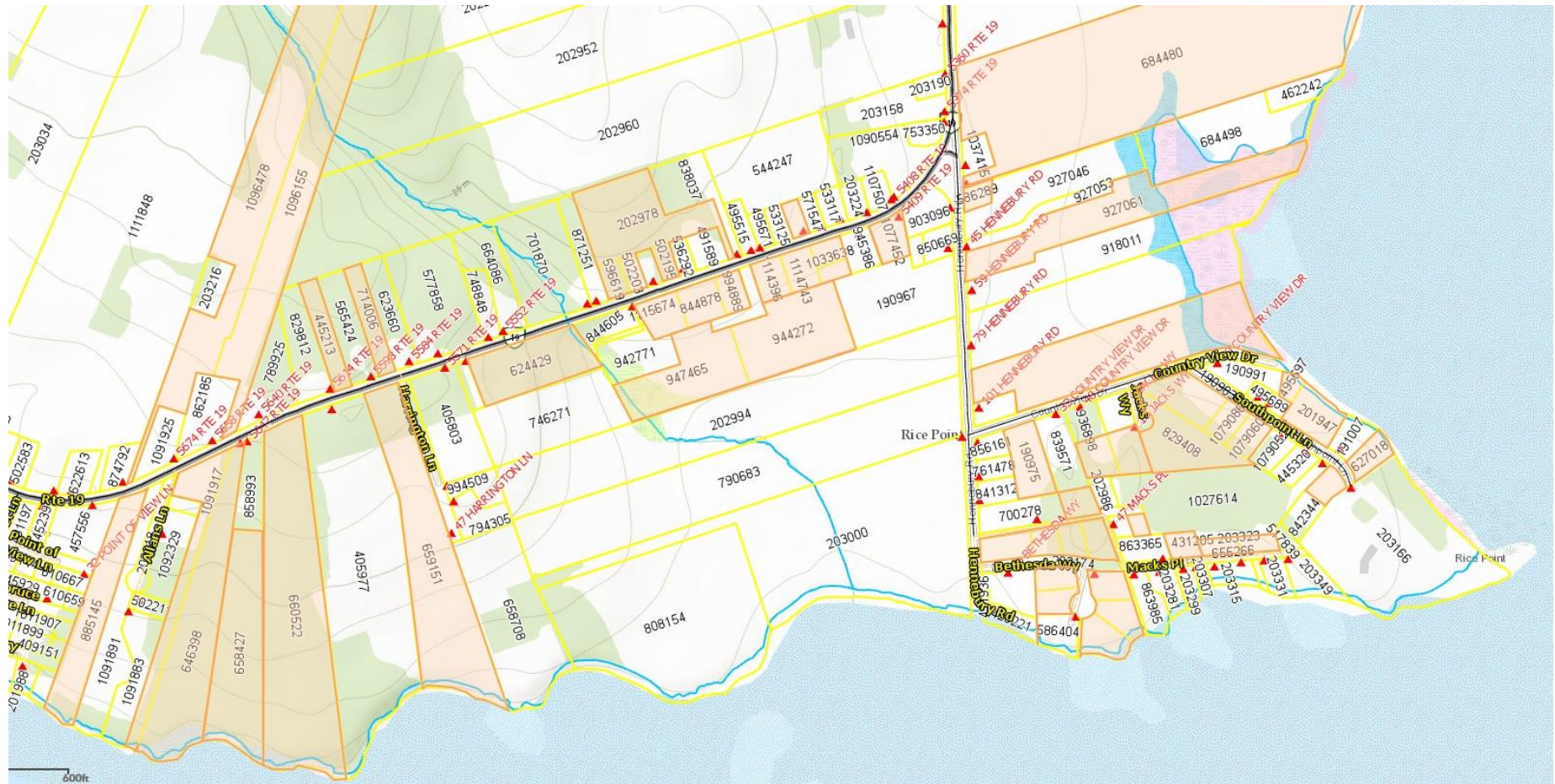
- Limit number of new lots from existing parcels
- Minimum frontage, zoning, and other tools to minimize the impacts of new residential and non-resource commercial and industrial developments

- Minimum frontage, zoning and other standards to minimize land use conflicts

The Rural Municipality of West River

Appendix B



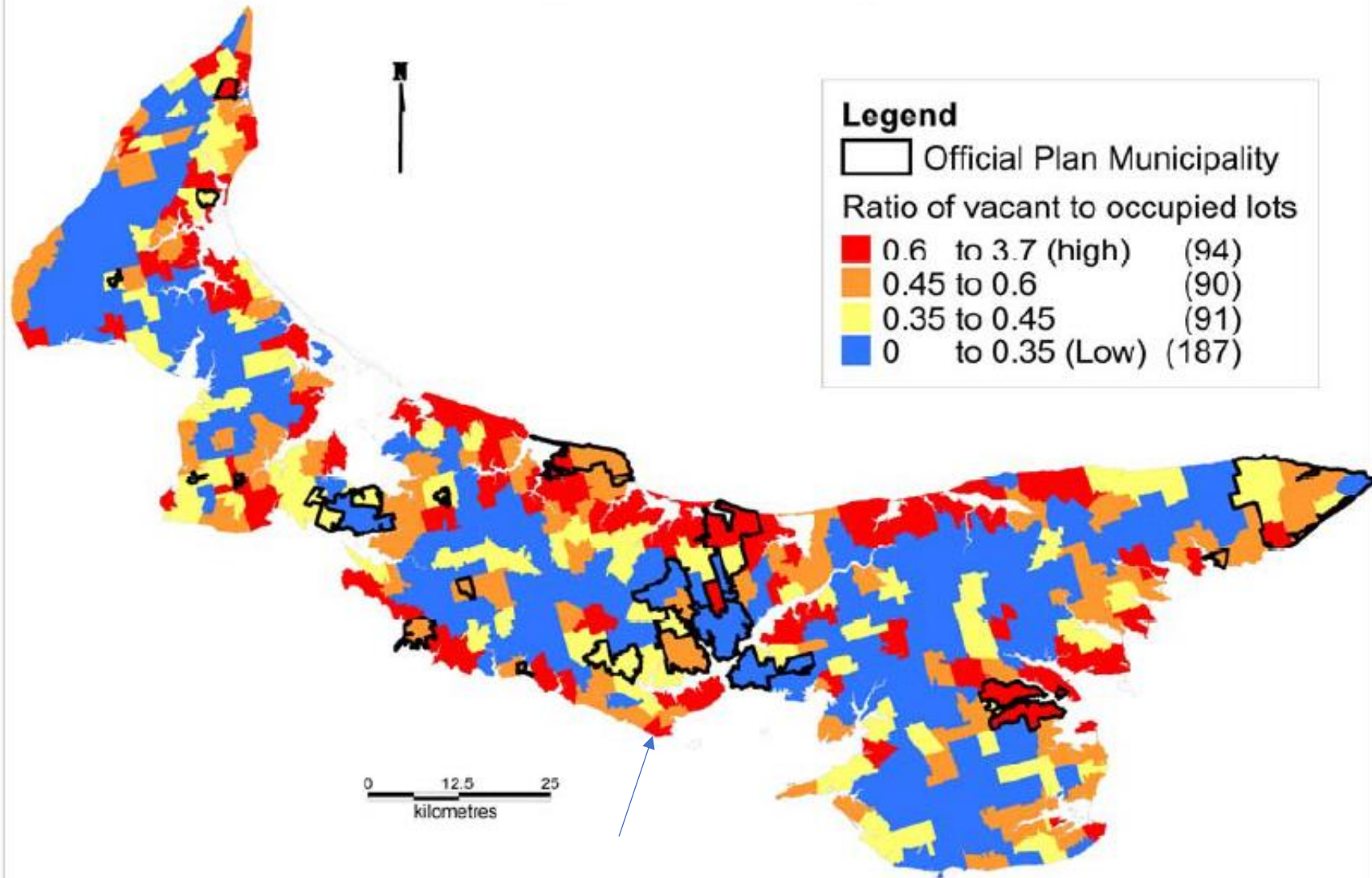


PID # 885145 - N7 1889S
 PID # 1091917 - N7 56108B
 PID # 646398 - N7 56108B
 PID # 658427 - N7 56108B
 PID # 660522 - > 10-acre parcel
 PID # 659151 - N7 38454 + 10-acre parcel
 PID # 1096478 - N7 55118I
 PID # 1096155 - N7 55118I
 PID # 445213 - N7 3627B
 PID # 714006 - N.F. Stewart Oct 8, 1986
 PID # 624429 - Deeded
 PID # 202978 - Existing Parcel (before February 3rd, 1973)
 PID # 596619 - Deeded
 PID # 502203 - Deeded
 PID # 502195 - Deeded

PID # 1115674 - N7 21991D
 PID # 844878 - N7 21991D
 PID # 994889 - N7 21991D
 PID # 947465 - N7 21991D
 PID # 944272 - N7 21991D
 PID # 1114396 - N7 21991D
 PID # 1114743 - N7 21991D
 PID # 1033638 - N7 21991D
 PID # 1077452 - N7 21991D
 PID # 684480 - >10-acre parcel
 PID # 586289 - 7156B
 PID # 927061 - N7 17026
 PID # 790683 - > 10-acre parcel
 PID # 190975 - Existing Parcel (before February 3rd, 1973)
 PID # 829408 (lot 03-2) - N7 21781D
 PID # 829408 (lot 03-4) - N7 21781D

PID # 190983 - N7 15744E Lot 6
 PID # 1079086 - N7 15744E
 PID # 1079060 - N7 15744E
 PID # 190983 - N7 15744E Lot 7
 PID # 495697 - R.P. Brown, February 11th, 1974
 PID # 201947 - old deed 19917340 643 80
 PID # 627018 - N7 716C
 PID # 190983 - N7 15744C
 PID # 431205 - old deed 19844058 396 73
 PID # 655266 - old deed 19831906 367 84
 PID # 203323 - old deed 19925533 671 86
 PID # 502401 - Deeded
 PID # 203174 - Island Survey Ltd Dwg. No. 171475
 PID # 203174 - Island Survey Ltd Dwg. No. 171475
 PID # 203174 - Island Survey Ltd Dwg. No. 171475
 PID # 203174 - Island Survey Ltd Dwg. No. 171475
 PID # 203174 - Island Survey Ltd Dwg. No. 171475

Vacant Building Lots/Parcels by Community



Appendix D

	16-22 Approved Residential Lots	2022 2 Ac. Or Less VACANT lots registry info
West River, RM		
Rocky Point	16	128
Cumberland	13	56
Fairview	33	52
Nine Mile Creek	19	50
Rice Point	23	53
Canoe Cove	9	95
Long Creek	13	31
New Argyle	5	8
Bonshaw	7	22
St. Catherines	13	16
New Dominion	37	63
Meadowbank	9	37
New Haven		24
Riverdale		17
	TOTAL	TOTAL
	197	652

2016 Population	3110
2021 population	3473
Change	11.7%
2016 Private Dwell	1728
2021 Private Dwell	1774
Change	3%
Pop change avg P/A	72.6



Executive Council
Prince Edward Island

Effective June 20, 1991, the Government of Prince Edward Island has adopted the following general land use policy:

1. Government accepts, as a basic premise, that a compelling need exists to ensure that the land base of the Province is developed and used in a sustainable fashion and that this means substantial changes from present land use and development policies and practices.
2. It is Government's intention to examine all aspects of its current policy and practice over time. Within the next period of time, Government intends to act on the following general issues or areas:
 - coastal area development, including subdivision and shorefront access;
 - arterial road access and strip development along these roads;
 - municipal services and structures, including a careful evaluation of how best to ensure that municipalities, particularly the City, towns and villages, are in a position to provide services to their residents at affordable rates;
 - protection and development of resource lands (agriculture and forestry) and, in particular, ensuring that their future potential is not compromised by development decisions;
 - protection of natural environmental systems, including beaches and dunes, wetlands, streams and estuaries.
3. In moving towards detailed policies which will deal with these issues, Government is stating that continued development across the Province is both desirable and necessary. Development will be encouraged, but it must be sustainable. In this context, sustainable development means that development must be compatible with the following objectives and principles:
 - consistency with the objective of maintaining or improving the Province's cornerstone industries of agriculture, forestry, the inshore fishery, aquaculture and tourism;
 - affordability in terms of provincial expenditures;
 - consistency with sound natural environmental management principles;
 - efficiency in the use of land;
 - consistency with market demand;
 - services must precede, not follow, development;
 - existing towns, villages and the city must be strengthened.
4. Government has three general tools available to it for policy implementation:
 - legislation
 - programs
 - information

In developing and implementing detailed land use policy over the next period of time, Government intends to make full use of all of its resources. While regulation will be a significant part of the implementation process, the two other major instruments which are available, namely, programs and information, will be widely used.

Government intends to use these tools to ensure that its actions are consistent with and supportive of the principles outlined in this policy statement.

Appendix G

Appendix A - Example of an Infill/Infilling site

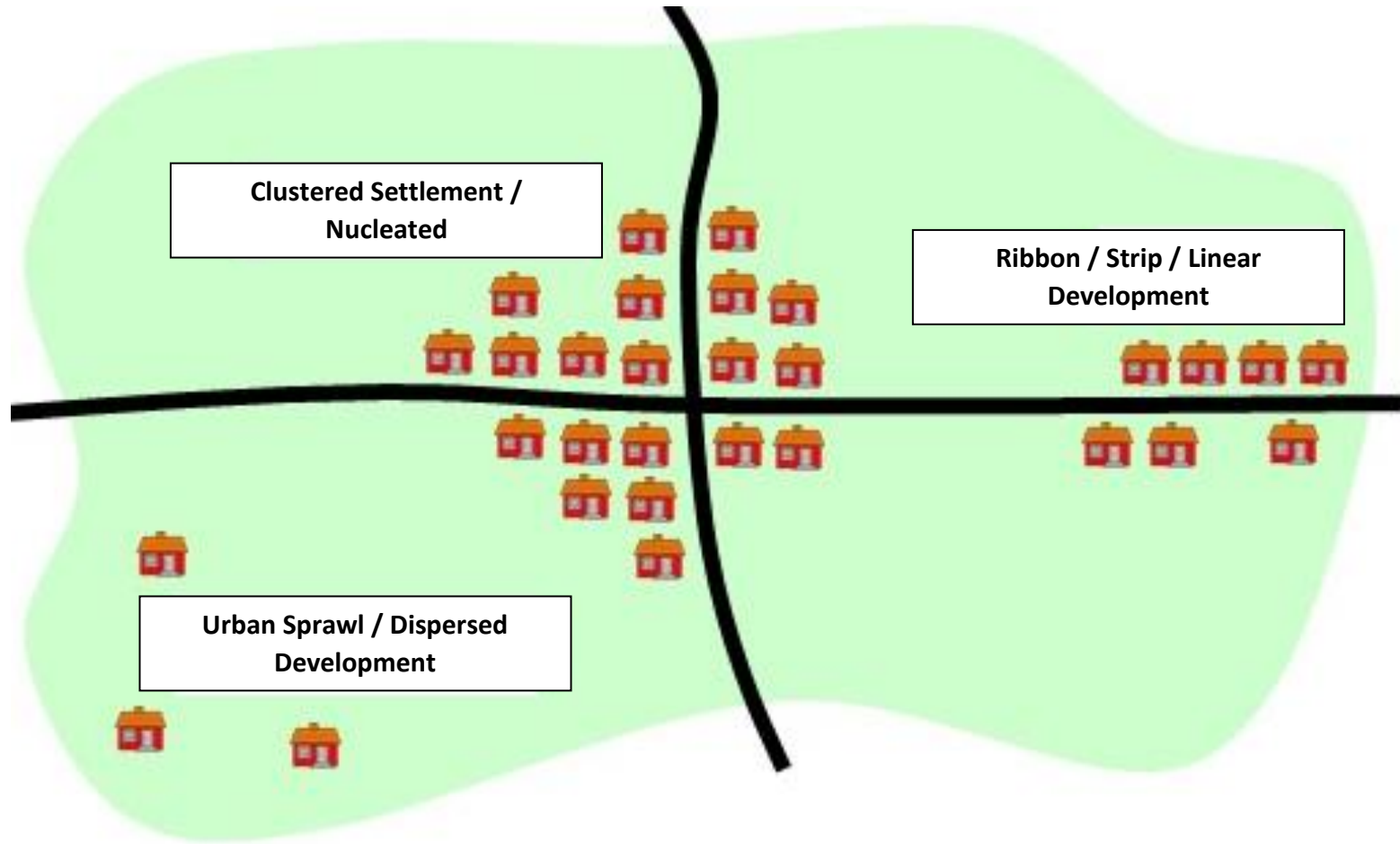


Benefits of site include:

- Dominant land use is Residential, not Agriculture
- Connectivity with existing developments
- Shoreline is already developed
- Density of development makes future servicing more feasible

“By absorbing growth into existing communities, infill relieves growth pressures on rural areas and can improve quality of life for older communities. Infill helps to achieve the goals of smart growth: support existing communities, preserve our best agricultural and natural areas, and save taxpayers from the high cost of building infrastructure to support development that has spread far from our traditional population centers”. Steven, H.A. (2001) ‘Models and Guidelines for Infill Development’ pp. 3

Appendix H

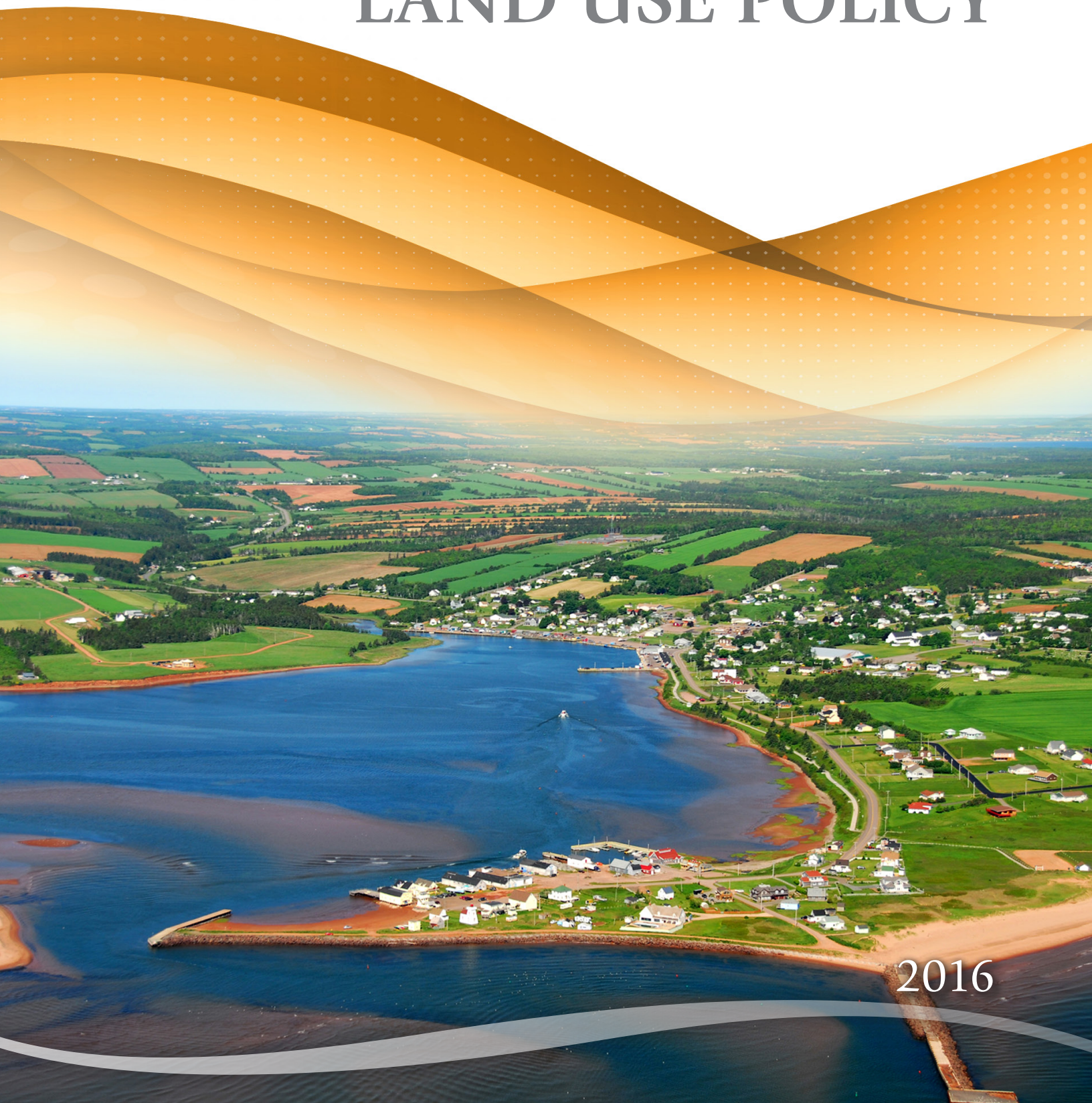


Appendix I



COMMUNITIES, LAND
AND ENVIRONMENT

PROVINCIAL LAND USE POLICY



2016

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VISION

Islanders share a vision for the future - protecting our environmental resources is essential. The Island's heritage and natural resources are the physical foundation of our economy and communities. We will be responsible stewards of the land through effective land use planning. Sustainable development means we will not exceed the carrying capacity of the air, land and water. We will maintain the working rural landscape to sustain a vibrant economy and healthy environment for present and future generations.

STATEMENTS OF PROVINCIAL INTEREST

To realize the vision, it is in the provincial interest to:

- protect the quality and quantity of the Island's water;
- maintain and improve soil quality;
- protect the quality and quantity of the Island's natural areas, both on land and in aquatic areas;
- protect and manage coastal areas;
- identify and protect the rural character and significant views of Prince Edward Island;
- protect the agricultural land base;
- ensure viable farms for the long term;
- increase the diversity, quality and connectivity of forest land;
- protect marine industries and environments;
- encourage safe, healthy, vibrant and sustainable communities;
- encourage development and redevelopment within existing settlement areas and service centres;
- develop infrastructure to optimize the use of land and resources; and
- ensure people have the opportunity to engage in decisions that affect their quality of life.

CONTEXT

The Provincial Land Use Policy explains the provincial government's commitment and interest in re-framing the approach to land use planning. Land use planning is essential to environmental protection and requires engagement with Islanders at the local level. A policy-based planning system addresses the inter-relationships among environmental, economic, and social factors in land use planning.

This Policy helps ensure:

- people, property, environment and economy are protected from hazards;
- key resources are protected for their environmental and economic benefits;
- sufficient land is allocated for continued resource development; and
- conflict between incompatible land uses is minimized.

LEGISLATIVE AUTHORITY

The Provincial Land Use Policy is issued under the authority of Section 7 (1)(a) of the *Planning Act*. The Province of Prince Edward Island acknowledges the Provincial Policy on Consultation with the Mi'kmaq as a recognized parameter.

The Policy applies to all land in Prince Edward Island including government-owned land, but excluding land under federal jurisdiction, such as national parks, or reserves. The Policy serves as a guide to municipalities and provincial departments administering development. All land use planning documents must be consistent with the Provincial Land Use Policy.

IMPLEMENTATION

Land use planning is one of the tools for implementing the provincial interests set out in this Policy. Legislation, tax policy or incentive programs are other ways government can signal the priority of provincial interests.

Land use planning addresses overall public health and safety by directing development away from areas of natural or human-made hazards or incompatible development. A preventative approach supports financial viability in the long term and guides the community-based process that helps planning authorities decide where, when and how land will be used and developed.

The Provincial Land Use Policy represents minimum standards. Local planning authorities and decision-makers may go beyond these minimum standards to address matters of importance to a specific community, unless doing so would conflict with the spirit and intent of this Policy. Some areas in the Policy allow flexibility in implementation provided that the Statements of Provincial Interest are upheld. The provincial government is responsible for balancing the public interest in preserving and protecting the carrying capacity of the land while facilitating development to deliver long-term economic benefits to Islanders.

STRUCTURE OF THE PROVINCIAL LAND USE POLICY

Six policy areas are referenced in this Provincial Land Use Policy: water, natural areas, coastal areas, resource land, sustainable communities, and infrastructure and public services. Each of these policy areas includes a brief overview, followed by more detailed land use goals and strategies. The goals and strategies are intended to clarify provincial expectations.

The Provincial Land Use Policy should be read in its entirety rather than read as a set of individual goals and strategies. Some of the goals and strategies refer to specific areas, features or conditions and can only be applied where these exist. Other goals and strategies refer to planning objectives that should be considered in the context of a municipality or a broader planning region, and are not necessarily applicable to a specific site or development proposal.

1. WATER

Water is one of Prince Edward Island's most valuable public resources as it is the basis of all life, food, communities and industry. Groundwater is the only source of drinking water in Prince Edward Island. Water quality is directly influenced by land use. Healthy watersheds provide clean water for agriculture, aquaculture and drinking water for current and future generations. Integrating watershed management into land use planning will address the need to protect water by using sound land use planning and management techniques.

GOAL 1: RESTORE AND PROTECT THE QUALITY AND QUANTITY OF THE ISLAND'S WATER TO ENSURE IT IS HEALTHY AND SUSTAINABLE.

Strategies:

- Ensure policies, development proposals and projects consider, protect, improve or maintain the quality and quantity of groundwater and surface water.
- Identify watershed features on a Provincial General Land Use Map, including:
 - surface water bodies;
 - well field protection areas;
 - recharge areas; and
 - vulnerable areas.
- Use the watershed as the ecological basis for land use planning.
- Develop watershed management plans and incorporate watershed management principles into land use planning.
- Develop protection plans for current and future municipal water sources to protect sensitive water supply areas.
- Establish targets for forest cover in watersheds to meet water quality goals, recognizing that different watersheds have different issues.

2. NATURAL AREAS

Natural areas provide a wide variety of ecological, economic and recreational benefits. These areas are often highly sensitive and can be severely impacted by development. Long-term ecological function and critical wildlife habitat should be maintained or improved.

GOAL 2: RESTORE AND PROTECT THE ECOLOGICAL INTEGRITY, DIVERSITY AND CONNECTIVITY OF NATURAL AREAS.

GOAL 3: PROTECT NATURAL AREAS FROM INCOMPATIBLE LAND USES TO CONSERVE BIODIVERSITY AND NATURAL ECOSYSTEMS.

Strategies:

- Protect environmentally sensitive aquatic areas by regulating development near beaches, dunes, coastal salt marshes, wetlands, fresh water ponds, offshore islands and other sensitive ecosystems.
- Designate protected natural areas, wetlands, and buffer areas on a Provincial General Land Use Map.
- Preserve and enhance open space, buffers and greenbelts to provide wildlife habitat and recreational opportunities, and to protect natural resources.
- Locate development away from areas that must be protected for ecological, historical, archaeological, economic or other reasons.

3. COASTAL AREAS

The coastline defines the Island and requires special consideration due to erosion, development pressure and vulnerability to the effects of climate change. Fishing and aquaculture industries are culturally and economically important and are tied to the coastal area. Soil erosion, runoff and contamination have a devastating impact on the commercial and sport fishery and aquaculture industries. Coastal areas and water quality must be protected by good soil and water conservation efforts on land.

GOAL 4: IDENTIFY AND PROTECT THE COASTAL AREA.

GOAL 5: ENSURE PUBLIC ACCESS TO THE SHORE.

GOAL 6: PROTECT FISHING AND AQUACULTURE RESOURCES AND ACTIVITIES.

GOAL 7: PROMOTE SCENIC VISTAS AND PROTECT VIEWSCAPES.

Strategies:

- Develop and implement a coastal zone management policy for the entire province.
- Designate the Coastal Area and coastal zones on a Provincial General Land Use Map.
- Develop a climate change strategy.
- Ensure public shore and water access.
- Protect long term fishing and aquaculture uses in the coastal area.
- Regulate subdivision and development in the coastal area:
 - identify non-development areas, required setbacks, buffer zones;
 - identify areas potentially at risk from flooding, storm surges and the adverse effects of climate change;
 - develop a risk management process to address development in the coastal area, considering capacity for local water supply and wastewater treatment;
 - locate development away from areas that must be protected for ecological, historical, economic or other reasons;
 - prohibit development that has the potential to increase shoreline erosion, including erosion on adjacent properties;
 - regulate the fortification of eroding shorelines by artificial means; and
 - regulate development of secondary uses related to fishing and aquaculture, while respecting compatibility with surrounding uses.

4. RESOURCE LAND

Our productive forest and farm land is a finite resource. With historical cycles of land use changes between forestry and agriculture, it is in the provincial interest to protect the working land base in order to offer certainty in land use decisions and to ensure long term investment in farms and forests.

Land use planning can support the provincial interest by identifying resource land and protecting it from incompatible development, fragmentation and degradation. Policy-based land use planning addresses the conservation of resource land while promoting economic growth for the long term.

GOAL 8: IDENTIFY AGRICULTURAL LAND AND FOREST LAND AND PROTECT RESOURCE LAND FROM INCOMPATIBLE LAND USES.

GOAL 9: MAINTAIN AND IMPROVE SOIL QUALITY.

GOAL 10: ENHANCE THE QUALITY, DIVERSITY AND CONNECTIVITY OF FOREST LAND.

GOAL 11: PROTECT THE SENSE OF PLACE, PROMINENT VIEWS, CULTURAL HERITAGE AND OPEN SPACES.

Strategies:

- Designate resource land on a Provincial General Land Use Map, including:
 - soil classification;
 - arable land;
 - non-arable land;
 - forested land;
 - renewable energy production land; and
 - sensitive areas.
- Promote agricultural and forestry uses in accordance with provincial standards and regulations.
- Regulate rural residential subdivision and development.
- Regulate development of secondary uses and agriculture related industries, while respecting compatibility with existing land use and infrastructure.
- Facilitate preservation of views and the working rural landscape.
- Develop renewable energy and resource-based businesses with minimal environmental impacts.

5. SUSTAINABLE COMMUNITIES

Communities are centres of cultural and economic activity. Their design and built environment can affect physical health, public safety and efficiency. Many Island communities have made investments and commitments to provide quality services to residents. It is in the provincial interest to encourage safe, healthy, vibrant and sustainable communities.

GOAL 12: MINIMIZE RISKS TO PEOPLE, PROPERTY AND INFRASTRUCTURE.

GOAL 13: FOCUS COMMUNITY GROWTH WITHIN EXISTING SETTLEMENT AREAS WITH CENTRAL SERVICING.

GOAL 14: FACILITATE DEVELOPMENT OF MUNICIPAL OFFICIAL PLANS AND BYLAWS.

Strategies:

- Direct development and redevelopment within existing settlement areas and service centres.
- Designate settlement areas and service centres on a Provincial General Land Use Map.
- Adopt the National Building Code as a provincial standard.
- Support municipalities in developing comprehensive Emergency Management Programs.
- Develop model official plans and bylaws as a resource for municipalities, with clear minimum standards, including relevant maps.
- When developing official plans and bylaws, municipalities shall:
 - develop a process for community engagement in local decision-making;
 - promote options for municipal water and sewer services;
 - promote neighborhoods with services near residences;
 - develop a risk assessment review process;
 - focus growth away from hazards and significant or sensitive resources;
 - develop design criteria to integrate new development with existing settlement and the natural environment and promote connectivity;
 - protect and enhance natural and built heritage by encouraging conservation, preservation and sustained use of heritage buildings and sites;
 - include consideration of affordable housing that is integrated into the community with access to local services and any available public transportation; and
 - promote collaboration between public health, planning, municipal governments and the private sector to design and develop active built environments.

6. INFRASTRUCTURE AND PUBLIC SERVICES

Infrastructure is the backbone of communities. Services such as roads, water and sewers are designed to protect public health and safety. Infrastructure and public service facilities should be strategically located to support the effective and efficient delivery of emergency management programs and services. Affordable services will be developed with limited impact on the environment. Where feasible, public service facilities should be co-located to promote cost effectiveness and to facilitate service integration.

GOAL 15: DESIGN PUBLIC HIGHWAYS, UTILITIES AND OTHER INFRASTRUCTURE TO OPTIMIZE THE USE OF LAND, RESOURCES AND PUBLIC INVESTMENT.

GOAL 16: IMPROVE THE EFFICIENCY AND SAFETY OF THE TRANSPORTATION SYSTEM.

GOAL 17: ENSURE THAT PUBLIC SERVICES HAVE THE CAPACITY TO SUPPORT NEW DEVELOPMENT.

Strategies:

- Integrate public service, emergency services and public safety considerations into development decisions.
- Identify industrial areas, commercial areas, significant infrastructure and public service facilities on a Provincial General Land Use Map.
- Consider demographic forecasts when planning public infrastructure.
- Consider risks from climate change when planning, upgrading, extending and maintaining public infrastructure.
- Optimize existing services and assets before expanding or developing new infrastructure.
- Integrate service delivery cost considerations into land use planning documents and development decisions.
- Explore shared land use planning frameworks to address growth.
- Ensure storm water management practices minimize storm water movement.

NEXT STEPS

The adoption of the Provincial Land Use Policy is a step towards establishing a new planning framework for Prince Edward Island. In order to implement the Policy, a number of steps will be taken that will encourage practical and sound development decisions.

This Policy will serve as a foundation to identify and designate different land uses on a Provincial General Land Use Map. Provincial staff will prepare background information on land use categories, including current land uses, for public education, and consultation. Permitted uses and related standards will be developed for each designation. Municipalities will be required to review their official plans and bylaws to be consistent with the Provincial Land Use Policy and the Provincial General Land Use Map.

Any amendments or revisions to municipal land use planning documents will be required to demonstrate how the intent of the Provincial Land Use Policy is being met. All municipal planning documents must be reviewed for consistency with the Policy within two years or during the next official plan review, whichever comes first.

Provincial land use planning processes will be reviewed and revised to ensure continued implementation of the Policy. This will include application, enforcement, and decision-making processes.

As the province moves towards a more sustainable land use planning system, there will be new requirements that planning documents at the provincial and municipal level be developed, administered and certified by professional planners and development officers.