

COMMUNITY OF MISCOUCHE

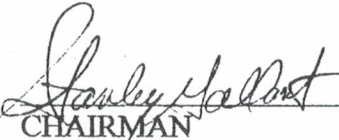
2000 OFFICIAL PLAN

**Miscouche Community Council
Miscouche Planning Board**

COMMUNITY OF MISCOUCHE

ADOPTION AND APPROVAL OF COMMUNITY OF MISCOUCHE 2000 OFFICIAL PLAN

The Community of Miscouche 2000 Official Plan was adopted and approved by a majority of the Councillors present at the Council Meeting held on the 21st day of February, 2001.


CHAIRMAN


ADMINISTRATOR

The Community of Miscouche 2000 Official Plan is hereby approved.

Dated this 23rd day of March, 2001.


Hon. GAIL SHEA
Minister
PEI Department of Community
& Cultural Affairs

COMMUNITY OF MISCOUCHE
OFFICIAL PLAN AND ZONING & SUBDIVISION CONTROL BYLAWS
REVIEW AND ADMENDMENTS
RESOLUTION OF COUNCIL

BE IT RESOLVED

That the Miscouche Community Council has reviewed the Community of Miscouche 2000 Official Plan and the Community of Miscouche 2000 Zoning & Subdivision Control Bylaws. A review of these documents has resulted in the several amendments adopted by Council, which include the updating the data relating to population, development activity as set out in Schedule "A" attached and the designation of official zoning on recently annexed lands, as set out on the attached Zoning Map, Generalized Land Use Map 2 and the Future Land Use Map 4.

And further to this Council held a public meeting on May 15, 2008 seeking input from the public.

Be it resolved that the Miscouche Community Council, in accordance with Section 15.1 has reviewed and made the amendments, as stated above, the Community of Miscouche 2000 Official Plan and Community of Miscouche 2000 Zoning & Subdivision Control Bylaws.

FIRST READING - June 4, 2008.




CHAIRPERSON



ADMINISTRATOR

SECOND READING - June 10, 2008



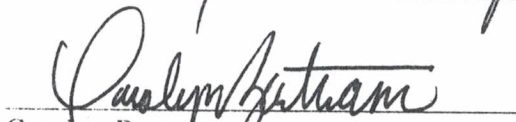
CHAIRPERSON



ADMINISTRATOR

Pursuant to Section 14 of the Planning Act, I hereby give approval to the Community of Miscouche 2000 Official Plan and Community of Miscouche 2000 Zoning & Subdivision Control Bylaw amendments attached hereto, effective the date of my signature.

Dated this 7th day of July 2008.



Carolyn Bertram

Minister of Communities, Cultural Affairs & Labour

COMMUNITY OF MISCOUCHE 2000 OFFICIAL PLAN

AMENDMENTS

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COMMUNITY OF MISCOUCHE 2000 OFFICIAL PLAN

1.0 Introduction

1.1 Background of 2000 Official Plan

The Community of Miscouche was incorporated in 1956. In 1989, the Community prepared its first official plan respecting land use and development with its corporate boundaries.

1.2 Legal Basis for the Official Plan

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 give the Miscouche Council most of its powers. The Planning Act gives Council the authority to appoint a planning board and to adopt an official plan for the Community. The Municipalities Act provides Council with powers to make bylaws that will help, in part, to implement the policies identified in the Plan.

1.3 The 2000 Official Plan

The 2000 Official Plan for the Community of Miscouche is a formal set of objectives and policies approved by Council concerning the nature, extent, and pattern of future land use and development with the Community until the year 2010. The future land use and development policies contained in the 1989 Official Plan serves as the basis for the new land use and development policies contained in the 2000 Official Plan.

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 objectives. The 2000 Community of Miscouche Official Plan also serves as a basis for the 2000 Zoning and Subdivision Control Bylaws which will implement the policies outlined in the Official Plan.

1.4 Time Period

The 2000 Official Plan directs the future of Miscouche for a period of approximately 10 years. The Plan will be subject to an annual review of the extent to which the objectives set out in the Plan have been achieved.

1.5 Planning Area

The geographical area that is the subject of the 2000 Official Plan is the area within the legal municipal boundaries of the Community of Miscouche.

2.0 The Community

2.1 Location

The Community of Miscouche is located in Prince County, Prince Edward Island, and borders on the western part of the City of Summerside. Map #1 shows the location of Miscouche within the East Prince Region.

2.2 Population

(June, 2008)

The 2006 Canada Census indicated the population of Miscouche to be 769 persons. This is an increase of 90 people (+13%) over the 1996 census total of 679 people. There are 310 privately owned dwellings and 80 rental units in the Community. Based on an average household size of 2.9 persons for privately owned dwellings (Stats Canada 2006 estimate), and a rental unit figure of 91 persons, the current population figure for the Community of Miscouche is estimated at approximately 990 people. This is a +29% increase (221) over the 2006 population figure.

2.3 Dwelling Units

(June 2008)

A comparison between the 2000 Statistics Canada data on dwelling characteristics and the 20006 land use survey data respecting dwelling units, as indicated below, demonstrates that there was a positive growth in the number of total dwelling units in the Community.

Table 1: Dwelling Units: 2000 and 2006

	2000	2006
Number of owned private occupied dwellings	245	310
Number of rented private occupied dwellings	<u>90</u>	<u>80</u>
Total	335	339

There are currently 40 vacant residential lots in the Community.

2.4 Existing Land Use

Table 2 indicated the results of a land use survey conducted within the Community in the summer of 2000. Map #2 - Generalized Land Use shows the generalized land use pattern of the Community as it currently exists.

Table 2: Land Use Survey Results: Summer 2000

Land Use	Approx. Acreage	% of Total
Agriculture	1455.23	78.7
Residential	144.33	7.8
Commercial	6.5	0.5
Residential Commercial	2.0	
Public Service & Institutional	11.86	0.6
Industrial	0.0	0.0
Recreational/Open Space	31.43	1.7
Vacant/Undeveloped	146.63	7.9
Transportation	50.0	2.7
Total	1,848	99.9

2.5 Municipal Services

The Community of Miscouche provides a high level of municipal services to its residents. Fire protection for the Community is provided by the Miscouche Fire Department. Police protection is through the East Prince detachment of the Royal Canadian Mounted Police depot located in North Bedeque.

Most of the Community's homes and businesses within the Community are serviced by a centralized sewage collection system, with only a handful operating on individual, on-site septic systems. All developed lots within the Community are serviced by individual, on-site wells.

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

2.6 Transportation Network

The Community of Miscouche is divided north and south by the Trans Canada Highway (Rte. #2). Map #3 - Transportation System shows the transportation routes through the Community.

2.7 Development Activity

(June, 2008)

A review of development activity within the Community between 2000 and 2006 indicates that there were 110 building permits issued, at an average annual rate of 16 permits. As a result of this activity, there were 53 dwelling units (8 annual average) created.

Likewise, a review of subdivision activity within the Community between 2000 and 2006 indicates that there were 7 subdivision approval granted, averaging 1 approval per year, and that there were 39 lots created.

3.0 Community Goals and Objectives

A Community questionnaire was distributed to all Community residences during the summer of 2000, with the aim of soliciting residents' comments and ideas respecting future land use and development control in Miscouche for the next decade. Although only a small number of residents took the time to complete and return the questionnaire, their input was appreciated by members of the Miscouche Planning Board. The written comments, combined with the comments received at the public meeting held by the Planning Board, assisted the Community in drafting the following goals for future land use and development in the Community.

3.1 Goals

1. To enhance the social, economic, natural and physical environments of the Community of Miscouche through the adoption of sound land use and development policies and regulations which will promote the safe and equitable development of the Community; and
2. To encourage and enhance the participation of Community residents in future land use and development control matters.

3.2 Objectives, Policies and Plan Action

The extent and nature of future land use and development growth and change in Miscouche is dependent on current trends in the Community's land utilization and population characteristics. It is also dependent on the quantity and quality of the Community's housing stock, its economic and social development, its municipal services, and its transportation networks. The manner in which this growth and change will occur in the Community in the future depends on the establishment of a formal set of objectives and policies concerning the nature, extent and pattern of future land use and development within the Community.

The 2000 Miscouche Official Plan and subsequent revisions establishes a specific set of future land use and development objectives and policies for the following sectors: social, economic, and transportation. Map #4 - Concept Plan for Future Land Use reflects the objectives and policies

outlined. The concept plan is meant to serve as a guide to the spatial arrangement of future land uses within the Community, and does not, as such denote a specific type of development or zone designation on a property-by-property basis.

4.2.1 Social Sector

4.2.1.1. Population Growth

(June, 2008)

Increases in population are usually reflected in the average annual number of housing starts extended over a given period of time. Based on an average annual growth rate of 7 units (see s. 2.7) and given an average household size of 2.9 persons (Stats Can 2006 figure), the population of Miscouche could increase by an additional 203 people by the year 2016. While many factors, both local, regional and provincial will determine the economic climate which traditionally fosters residential growth, given the Community's proximity to a major urban centre, Miscouche should anticipate and plan for continued growth during the next decade.

Objective

It is the objective of the Community to take advantage of its proximity to the City of Summerside, and to facilitate increased population growth within its municipal boundaries.

Policy

In order to create and maintain a viable social and economic environment which will promote and accommodate future population growth within the Community, it shall be Council's policy to adopt land use and development control policies which will promote and sustain a viable social and economic environment.

Plan Action

The Community's Zoning and Subdivision Control Bylaws will make provision for a variety of residential, commercial, industrial, public service and institutional opportunities, provision of a variety of recreational programs and facilities, and the facilitation of a safe and efficient transportation network within Miscouche.

4.2.1.2. Residential Development

(June, 2008)

The results of a review of residential development in the Community over the past 10 years is indicated in Table 3 - Residential Development 1997 - 2006.

The table indicates a preference for single family dwelling units, with limited demand for multiple family units. The average residential growth rate for 1997 - 2006 period was 8.5 Units. The overall trend in new housing starts has been positive, and it is anticipated that this

trend will continue to be positive over the next decade. By evaluating the current trend, and by projecting this trend forward for the next 10 years, Miscouche can lay the framework for meeting long-range housing demands. Planning for the anticipated increase in housing starts will permit the Community to guide the development in an orderly and economic manner, which will promote safe and interesting residential neighborhoods.

Table 3: Residential Development (Building Permits Issued) 1997 - 2006

<i>Year</i>	<i>Single Family</i>	<i>Multiple Family</i>	<i>Dwelling Units Created</i>
1997	8		8
1998	2	2	12
1999	7	1	12
2000	7		7
2001	4		4
2002	5	1	7
2003	6	1	8
2004	8		8
2005	10	2	14
2006	5		5
Totals	62	7	85

In determining potential residential demands, it is often worthwhile to assess trends in population and housing mix. Given an anticipated moderate rate of population growth, a current low level of rental units, and a recognized preference by Community residents for single family dwellings, it is safe to anticipate that future residential needs in the Community will continue to be for single family dwellings. This will, in all likelihood, result in Miscouche developing in a low density fashion, at least for the foreseeable future.

The Community recognizes the necessity to accommodate present and anticipated future demand and preferences for residential housing in an orderly, economic manner, while reducing the possibility of land use conflicts.

Objective

It is the Community’s objective to make provision for a variety of mixed residential development opportunities which will meet the needs of a range of income levels.

Policies

In order to achieve this objective, the Community shall adopt the following policies:

Residential Development in SSPA Policy

It shall be Council's policy that residential development within the Community shall conform to the Province's policies and regulations governing the subdivision of land for residential purposes in the Summerside Special Planning Area (SSPA).

Plan Action

The Province's regulations governing the subdivision of land for residential purposes in the SSPA will be incorporated into the Community's Zoning and Subdivision Control Bylaws. The Community's Zoning and Subdivision Control Bylaws will make provision for and regulations governing residential development within the Community.

Serviced Residential Development Policies

It shall be Council's policy that:

1. only those residential areas within the Community which are currently serviced by the Community's centralized sewer service shall be zoned for residential use; and
2. any areas designated for future residential use on the Concept Plan for Future Land Use shall not be considered for residential development approval until such time as centralized sewer services have been provided in proximity to the area being considered for residential development.

Plan Action

Under the Community's Zoning and Subdivision Control Bylaws, those residential areas which are currently connected to the Community's centralized sewage collection system will be zoned for residential use. Those areas identified for future residential development on the Concept Plan for Future Land Use, but which are currently unserviced, will be zoned as residential reserve, until such time as the Community's centralized sewage collection system has been extended into the area, and any lands in the area have been approved for residential use.

Residential Development Along Highways Policy

It shall be Council's policy that residential development along the Community's highway network shall be permitted, provided it is compatible with the Province's regulations governing the subdivision of land adjoining highways.

Plan Action

The Community's Zoning and Subdivision Control Bylaws will make provision for the subdivision for residential purposes on land adjoining highways in conformity with the Province's Planning Act.

Residential Opportunities Policy

It shall be Council's policy that a full range of residential development opportunities, including single family dwellings, multiple family dwellings, and mobile homes shall be permitted within the Community.

Plan Action

The Community's Zoning and Subdivision Control Bylaws will make provision for and regulations governing a variety of residential development opportunities within the appropriate residential zone designation.

Separate Ownership of Two Family Dwellings Policy

It shall be Council's policy that where a two family dwelling has been constructed on a lot, the separate units of the two family dwelling unit shall be permitted to be subdivided and under separate ownership, subject to specific provisions.

Plan Action

The Community's Zoning and Subdivision Control Bylaws will make provision for the subdivision of two family dwellings into separate units under separate ownership.

Mobile Home Park Policy

It shall be Council's policy that mobile homes shall be permitted within the Community only within designated mobile home parks in an area zoned for residential use.

Plan Action

The Community's Zoning and Subdivision Control Bylaws will make provision for and regulations governing the establishment of mobile home parks within any area zoned for residential use.

Minimum Lot Size Policy

It shall be Council's policy that minimum lot sizes in the Community shall conform with the minimum lot size provisions of the Province's Planning Act Regulations.

Plan Action

The Province's regulations governing the minimum lot sizes will be incorporated into the Community's Zoning and Subdivision Control Bylaws.

Residential Commercial Uses Policy

It shall be Council's policy that residential commercial uses shall be permitted within any area zoned for residential use in the Community.

Plan Action

The Community's Zoning and Subdivision Control Bylaws will make provision for and regulations governing residential commercial uses within an area zoned for residential use in the Community.

4.3 Community Services Sector

4.3.1 Municipal Services

Fire protection for the Community is provided by the Miscouche Fire Department. Police services are by the East Prince detachment of the Royal Canadian Mounted Police.

The majority of the Community's homes and businesses are connected to the Community's centralized sewage collection system, with only a handful having on-site septic systems. All homes and businesses in the Community receive their drinking water from individual wells.

Garbage collection in Miscouche is through the Province's Waste Watch Program.

Objective

It is the Community's objective to provide a high level and good quality of municipal services to its residents.

Policy

In order to achieve this objective, the Community shall adopt the following policies:

Fire Protection Policy

It shall be Council's policy that the Community shall continue to acquire fire protection services from the Miscouche Fire Department.

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 in order to evaluate areas of high fire risk, and shall prepare a public report to be presented at the Community's annual meeting. Funding allocation will be proposed in the Community's annual budget for fire protection service.

Police Protection Policy

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

Plan Action

Council will annually review the level and quality of police protection service and security provided to the Community, and shall prepare a public report to be presented at the Community's annual meeting.

Sewage Collection System Policies

Centralized Sewage Collection System Policy

It shall be Council's policy that all new developments shall, at the time of construction or reconstruction, and where feasible and practical, be connected to the Community's centralized sewage collection system, and that where it is not practical or feasible, development will be permitted provided the lot in question can accommodate an approved on-site septic system.

Plan Action

The Community's Zoning and Subdivision Control Bylaws will specify, as a condition of the granting of a building permit, that all developments shall be either connected to the Community's centralized sewage collection system or to an on-site septic system.

Water Distribution System Policy

It shall be Council's policy that, for the foreseeable future, all lots used for development purposes shall be serviced by individual, on-site wells.

Plan Action

The Community's Zoning and Subdivision Control Bylaws will specify that all lots used for development purposes shall be serviced by individual, on-site wells.

Garbage Collection Policy

It shall be Council's policy that garbage collection within the Community shall continue under the Province's Waste Watch Program.

Plan Action

Council will annually review the level and efficiency of garbage collection within the Community, and shall prepare a public report to be presented at the Community's annual meeting.

4.4 Economic Sector

4.4.1. Agriculture

Until this past decade, agriculture was the traditional economic base of the Community of Miscouche. Although a large portion of the Community is still under some form of agricultural use, the Community is becoming more and more a "residential community".

Objective

It is the Community's objective, while permitting existing agricultural operations within the Community to continue, to promote development of agricultural lands for non-agricultural purposes.

Policies

In order to achieve this objective, the Community shall adopt the following policies:

Agriculture Area Policy

It shall be Council's policy that the growing of agricultural crops, the construction and use of agricultural buildings and structures, and the practice of traditional farm activities shall be permitted on all lands zoned as Residential Reserve (RR) within the Community, subject to the provisions of the Community's Zoning and Subdivision Bylaws, and any applicable Provincial regulations pertaining to agricultural practices.

Plan Action

While no lands within the Community's will be specifically zoned as Agricultural (A1) under the Community's Zoning and Subdivision Control Bylaws, provision will be made for and regulations prepared governing agricultural activities within any area zoned as Residential Reserve (RR).

Intensive Livestock Operation Evaluation Policy

It shall be Council's policy that intensive livestock operations will not be permitted within the Community.

Plan Action

Council shall inform the PEI Department of Agriculture and Forestry that it is their policy that intensive livestock operations shall not be permitted within the Community of Miscouche.

4.4.2. Commercial

Objective

It is the Community's objective to promote the development of commercial uses which are consistent with the preservation, creation and maintenance of a healthy commercial environment within the Community.

Policies

In order to achieve this objective, the Community shall adopt the following policies:

Commercial Development Policy

It shall be Council's policy that a variety of commercial uses shall be permitted within the Community, provided such uses do not have a detrimental impact on non-commercial uses within the Community.

Plan Action

The Community's Zoning and Subdivision Control Bylaws will designate specific areas within the Community which shall be zoned for Commercial use, and shall also make provision for and regulations governing a variety of commercial development opportunities within the Community.

Vehicular Traffic Related to a Commercial Use Policy

It shall be Council's policy that developers of a new or redeveloped commercial operation within the Community shall be responsible for rectifying any potential traffic problems related to the operation of the proposed commercial development.

Plan Action

The Community's Zoning and Subdivision Control Bylaws will require, as a condition of the granting of a building permit for a proposed commercial development, that the developer submit to Council a plan which identifies and provides a solution to any potential traffic problems, including parking, traffic flow and ingress/egress, related to the operation of the proposed commercial development.

4.4.3. Industrial

Currently there are no industrial operations within the Community.

Objective

It is the Community's objective to promote the development of industrial uses which are consistent with the establishment and sustainment of a healthy industrial environment within the Community.

Policies

In order to achieve this objective, the Community shall adopt the following policies:

Industrial Development Policy

It shall be Council's policy that a variety of industrial uses shall be permitted within the Community, provided such uses do not have a detrimental impact on non-industrial uses within the Community.

Plan Action

The Community's Zoning and Subdivision Control Bylaws will designate specific areas within the Community which shall be zoned for Industrial (M) use, and shall also make provision for and regulations governing a variety of industrial development opportunities within the Community.

Vehicular Traffic Related to an Industrial Use Policy

It shall be Council's policy that developers of a new or redeveloped industrial operation within the Community shall be responsible for rectifying any potential traffic problems related to the operation of the proposed industrial development.

Plan Action

The Community's Zoning and Subdivision Control Bylaws will require, as a condition of the granting of a building permit for a proposed industrial development, that the developer submit to Council a plan which identifies and provides a solution to any potential traffic problems, including parking, traffic flow and ingress/egress, related to the operation of the proposed industrial development.

4.4.4. Public Service and Institutional Uses

There are a significant number of public service and institutional developments within the Community.

Objective

It is the Community's objective to promote the development of public service and institutional facilities which will meet the current and future needs of the Community residents.

Policies

In order to achieve this objective, the Community shall adopt the following policies:

Public Service and Institutional Development Policy

It shall be Council's policy that a variety of public service and institutional uses shall be permitted within the Community, provided such uses do not have a detrimental impact on non-public service and institutional uses within the Community.

Plan Action

The Community's Zoning and Subdivision Control Bylaws will designate specific areas within the Community which shall be zoned for Public Service and Institutional (I) use, and shall also make provision for and regulations governing a variety of public service and institutional development opportunities within the Community.

Public Service and Institutional Facilities Integration Policy

It shall be Council's policy that all new public service and institutional developments shall, wherever practical, be integrated into the Community's existing pedestrian access, paved parking, and recreation and public open space network, and that any costs associated with this integration shall be borne by the developer.

Plan Action

The Community's Zoning and Subdivision Control Bylaws will stipulate that, as part of the subdivision approval process, developers of new public service and institutional facilities may be required to enter into a subdivision agreement with Council respecting certain aspects of the proposed development, among them, the integration of the proposed development into the Community's existing pedestrian access, parking, and recreation and public open space network.

The Community's Zoning and Subdivision Control Bylaws will also stipulate that Council may, in the case of a proposed public service and institutional development on an existing approved lot, attach conditions respecting integration of the proposed development into the Community's existing pedestrian access, parking, and recreation and public open space network to the building permit for the proposed facility.

Vehicular Traffic Related to a Public Service and Institutional Use Policy

It shall be Council's policy that developers of a new or redeveloped public service and institutional facility within the Community shall be responsible for rectifying any potential traffic problems related to the operation of the proposed public service and institutional development.

Plan Action

The Community's Zoning and Subdivision Control Bylaws will require, as a condition of the granting of a building permit for a proposed public service and institutional development, that the developer submit to Council a plan which identifies and provides a solution to any potential traffic problems, including parking, traffic flow and ingress/egress, related to the operation of the proposed public service and institutional development.

4.5 Recreation and Public Open Space

Other than the Confederation Trail lands and the small park on the corner of Kelly Drive and Lady Slipper Drive (Hwy. 11) and Hwy. 12, there are no additional lands within the Community specifically set aside for recreation and public open space use. The lot on the corner of Main Drive and Hwy 12, while currently used for recreational purposes, is not owned by the Community.

Objective

The Community recognizes the need to provide recreation and public open space areas and facilities for the use and enjoyment of both present and future populations. It also recognizes the need to provide such areas and facilities in an accessible manner. Therefore, it is the Community's objective to establish, within municipal budget constraints, recreation and public open space areas and facilities, sufficient in size and number and conveniently located, to provide for both active and passive use by all segments of the Community's population.

Policies

In order to achieve this objective, the Community shall adopt the following policies:

Recreation and Public Open Space Development Policy

It shall be Council's policy that a variety of recreation and public open space uses shall be permitted within the Community, provided such uses do not have a detrimental impact on non-public open space and recreation uses within the Community.

Plan Action

The Community's Zoning and Subdivision Control Bylaws will designate specific areas within the Community which shall be zoned for Recreation and Public Open Space (O) use, and shall also make provision for and regulations governing a variety of recreation and public open space development opportunities within the Community.

Community Recreation Strategy Policy

It shall be the Council's policy to develop a comprehensive recreation and public open space strategy for the Community which will ensure adequate recreation and public open space opportunities and facilities are available to the residents of Miscouche.

Plan Action

Funding allocation will be proposed in the Community's 2002 budget for the development of a comprehensive recreation and open space strategy for the Community to be completed by the end of 2003.

The comprehensive recreation and open space strategy to be prepared for the Community will address issues respecting the consolidation of existing facilities, as well as the acquisition, location, size, linkage and use of new recreation and public open space areas and facilities on both municipally owned and privately owned properties in the Community.

Dedication of Land or Money in Lieu of Land Policy

It shall be Council's policy that anyone subdividing land within the Community shall contribute to the provision and maintenance of the Community's recreation and public open space areas and facilities by either dedicating, for recreation and public open space purposes, a given percentage of the land being subdivided, or, where Council decides that such a dedication of land is inappropriate or not feasible, contributing a given percentage of the assessed value of the subdivision as a whole at the time of final approval in lieu of said dedication.

Plan Action

The Community's Zoning and Subdivision Control Bylaws will be make provision, as part of the subdivision permit application process, for developers to dedicate, for recreation and public open space purposes, a specified percentage of the land being subdivided, or, where Council has decided that such a dedication of land is inappropriate or not feasible, to contribute a specified percentage of the assessed value of the subdivision as a whole at the time of final approval in lieu of the dedication.

Vehicular Traffic Related to a Public Open Space and Recreation Use Policy

It shall be Council's policy that developers of a new or redeveloped public open space and recreation operation within the Community shall be responsible for rectifying any potential traffic problems related to the operation of the proposed public open space and recreation development.

Plan Action

The Community's Zoning and Subdivision Control Bylaws will require, as a condition of the granting of a building permit for a proposed public open space and recreation development, that the developer submit to Council a plan which identifies and provides a solution to any potential traffic problems, including parking, traffic flow and ingress/egress, related to the operation of the proposed public open space and recreation development.

4.6 Major Developments

While large-scale developments proposals for the Community have been limited in the past, the proximity of the Community to the City of Summerside raises the possibility that the Community may receive an increase in major development proposals in the future.

Objective

It is the Community's objective that its residents are made aware of and afforded an opportunity to comment on any major development proposals which may come before Council.

Policies

In order to achieve this objective, the Community shall adopt the following policies:

Residents Notification Policy

It shall be Council's policy that Community residents shall be notified of and afforded an opportunity to comment on any major development proposal received by the Community.

Plan Action

The Community's Zoning and Subdivision Control Bylaws shall define "major development" within the Community of Miscouche, and will be make provision, in conformity with the Province's Planning Act Regulations, respecting public notification and comment on major development proposals which come before Council.

4.7 Transportation Sector

The Miscouche Road functions as a link between the major urban area of Summerside and the western half of the Province.

Objective

The Community of Miscouche recognizes the need to provide and plan for efficient transportation routes that will facilitate the safe and efficient movement of people and goods through and within the Community. It is the Community's objective, therefore, to maintain a high level of co-operation with the PEI Department of Transportation and Public Works respecting the future development or upgrading of the transportation routes and facilities located within the Community.

Policies

In order to achieve this objective, the Community shall adopt the following policies:

Roads Standards Policy

It shall be Council's policy that the Community shall adopt the standards and policies of the PEI Department of Transportation and Public Works respecting the future development or redevelopment of the Community's transportation network.

Plan Action

The Community's Zoning and Subdivision Control Bylaws will be make the provision that the Administrator 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.

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 Zoning and Subdivision Control Bylaws will be 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.

Road Categorization Policy

It shall be Council's policy that the Community shall categorize its highways in accordance with the PEI Department of Transportation and Public Works' road categorization system.

Plan Action

The Community's Zoning and Subdivision Control Bylaws will incorporate the Province's road categorization system as the basis for establishing specific provisions respecting subdivision and development along the Community's highways.

Pedestrian Walkway Access Policy

It shall be Council's policy that, where required, and as municipal budget constraints permit, it shall, in conjunction with the PEI Department of Transportation and Public Works, develop a comprehensive pedestrian walkway access system throughout the Community.

Plan Action

Council shall annually consider the provision of funds within its municipal budget for the development or expansion of a comprehensive pedestrian walkway access system throughout the Community.

Off-Street Parking Policy

It shall be Council's policy that all new residential, commercial, public service and institutional, industrial, and recreational developments shall provide sufficient off-street parking facilities to accommodate employees, visitors and other traffic.

Plan Action

The Community's Zoning and Subdivision Control Bylaws will be make the provision that, as part of the building permit application process, all new residential, commercial, public service and institutional, industrial and recreation/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 visitors, staff and customers.

5.0 Permits

5.1 Building Permits

Building Permit Requirement Policy

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

- a) construct, place, erect, demolish, change the exterior dimensions of, or construct an apartment within, 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 Administrator 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 Zoning and Subdivision Control Bylaws.

Conformity with Provincial/Federal Laws Policy

It shall be Council's policy that its building permit approval system shall conform with any Provincial or Federal laws which are in force, respecting fire protection, health and safety, sewage disposal, underground storage tanks, signage, plumbing and electrical installations.

Plan Action

The Community's Zoning and Subdivision Control Bylaws will make provision, as part of the building permit approval process, for the Administrator 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 building permit by the Community.

5.2 Subdivision Permits

Subdivision Permit Requirement Policy

It shall be Council's policy that anyone wishing to subdivide land within the Community shall be required to obtain a subdivision permit from the Administrator prior to the severing, sale, conveyance or transfer of title of any lot.

Plan Action

Regulations governing the subdivision of land and subdivision permit applications will be established in the Community's Zoning and Subdivision Bylaws.

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 Administrator will be instructed to establish a file of all approved subdivisions created in the Community, and to forward a copy of each approved subdivision plan to the appropriate Government department.

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 Zoning and Subdivision Control Bylaws will make provision, as part of the subdivision approval process, that the Administrator forward a copy of all new residential subdivision plans of greater than two lots, and all commercial or industrial subdivision plans to appropriate government department for technical evaluation and comment, prior to submission of the subdivision permit application to Council for final approval.

Subdivision Approval 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 before selling, deeding, or transferring title to any lot or parcel of land in the subdivision.

Plan Action

The Community's Zoning and Subdivision Control Bylaws will be set out, as part of the subdivision permit application process, the requirements for the granting of approval in principle and final approval.

5.3 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 Building and Development Section, PEI Department of Community & Cultural Affairs.

Plan Action

The Community's Zoning and Subdivision Control Bylaws will be set out, as part of the building permit application process, the requirements for an on-site sewage disposal system permit.

6.0 Plan Administration

6.1 Zoning and Subdivision Control Bylaws

In order to continue to exercise its decision-making authority as a municipal council, the Miscouche Council shall adopt Zoning and Subdivision Control Bylaws to implement the future land use and development policies contained in the 2000 Official Plan.

Objective

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.

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 Zoning and Subdivision Control Bylaws, and that said bylaws shall be administered, on Council's behalf, by the Community's Administrator.

Plan Action

Zoning and Subdivision Control Bylaws will be drafted to accompany the Community's 2000 Official Plan. Funding allocation will be made in the Community's annual budget for maintenance of a Community Administrator position.

7.0 Plan Review

Annual Review Policy

It shall be Council's policy that the Community's official plan shall be reviewed annually relative to the objectives and policies set out in the plan, and that a report concerning this review shall be presented at the Community's annual meeting.

Plan Action

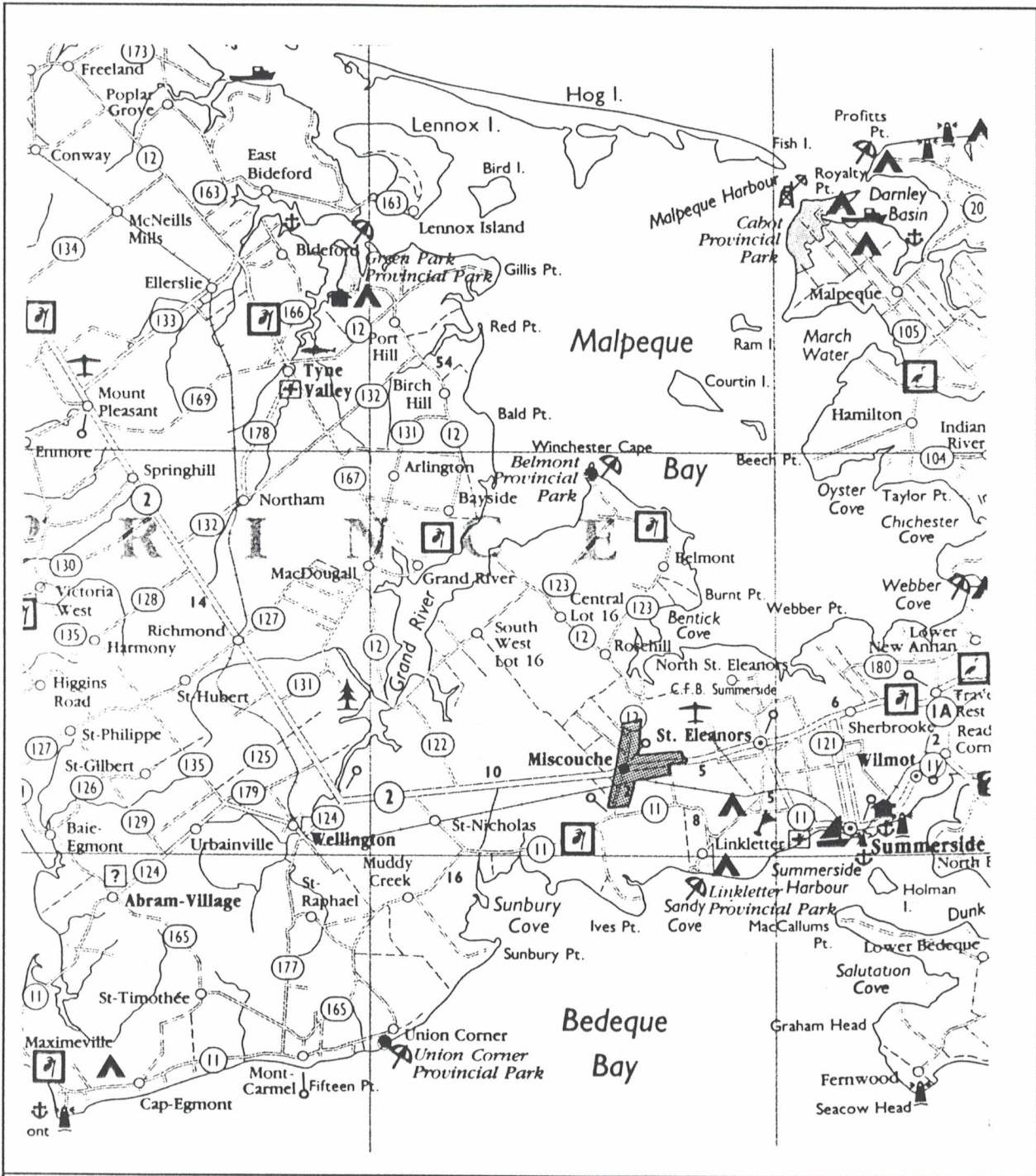
The Community's official plan will be reviewed by Council, and a report prepared by the Administrator, on Council's behalf, for presentation to the public at the time of the Community's annual meeting.

Plan Amendment Policy

It shall be Council's policy that the Community's 2000 Official Plan shall receive formal review and amendment, as required, no later than December 31, 2005.

Plan Action

The Community's Planning Board will be formally advised by Council in early 2005 to begin the official plan review/amendment process.



Map 1

Miscouche in Eastern Prince Region

COMMUNITY
OF
MISCOUCHE

TITLE Map 3

Transportation
Network

LEGEND

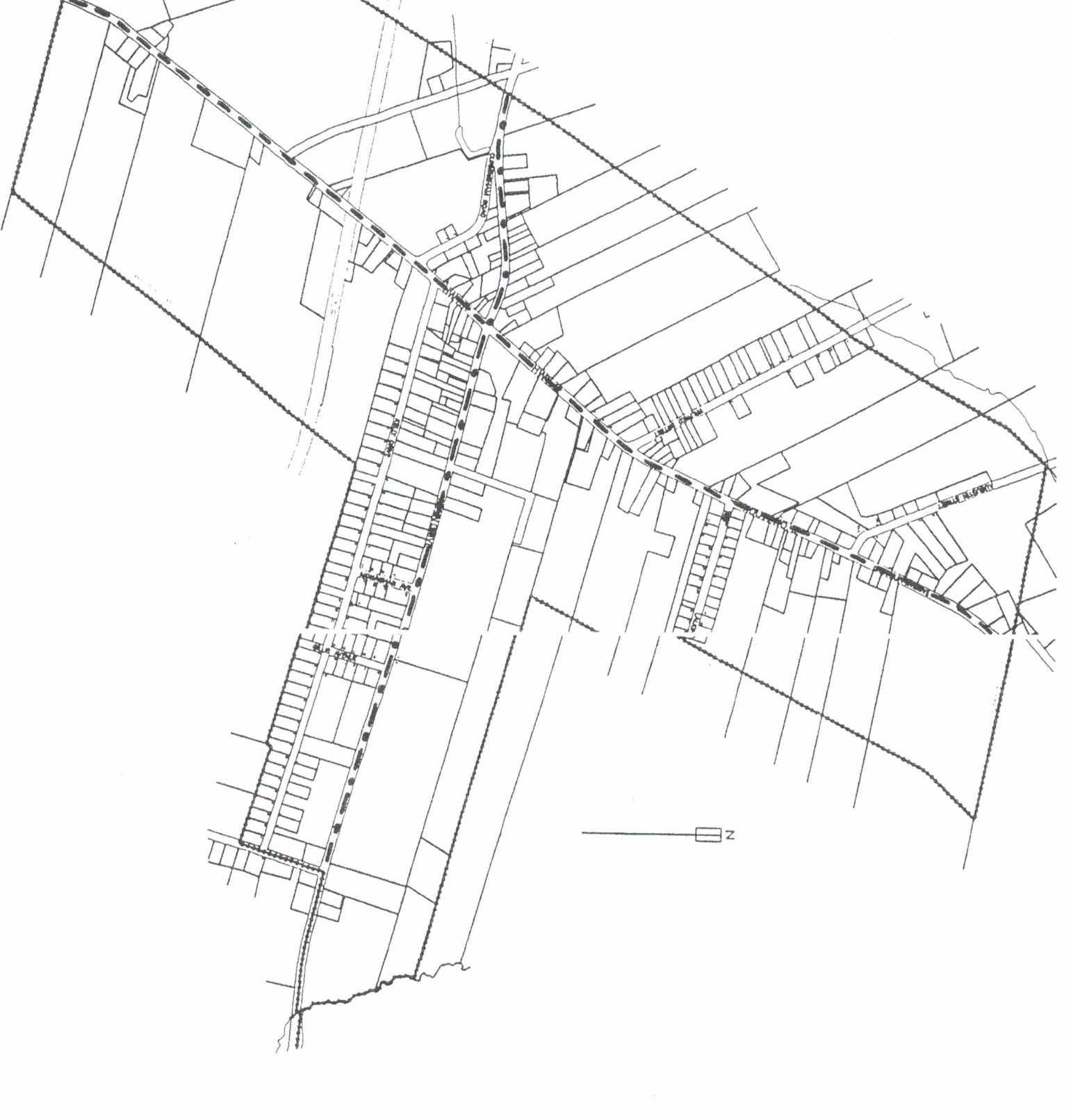
—•— arterial
(Hwy. 2 TCH)

— - — collector
(Hwys. 11 & 12)

all other roadways
are locals roads

SCALE

1 TO 14400



COMMUNIT
OF
MISCOUCH

TITLE

Map 2

Generalized Lan

LEGEND

- Agricultural
- Commercial
- Industrial
- Public Service & Institutional
- Recreation & Public Open Space
- Residential

SCALE

1 TO 14400

