

Malpeque Bay Planning Board **Draft Vision, Objectives and Policies for the** **Proposed Official Plan**

An important step in preparation of the proposed plan for a Municipality is involvement of residents in defining the vision, objectives and policies which will guide eventual implementation of the plan. The Malpeque Bay Planning Board is continuing that process by asking for public feedback on its draft thoughts on what the vision, objectives and policies might be for the proposed Official Plan.

These draft thoughts are based in part on feedback already received from residents during four previous public meetings, as well as from reviewing official plans prepared by other municipalities. Still, they are only 'draft thoughts' put out to stimulate public response from Malpeque Bay residents as part of this consultation process. The vision, objectives and policies, following revision and acceptance by residents, are expected to form the basis for our Official Plan. All available information on the proposed Official Plan is posted on the Malpeque Bay web site at www.malpequebay.ca.

Vision. Our vision is for a community of Malpeque Bay which values the hopes and aspirations of its permanent and seasonal residents, and which respects the traditional character of our seven original communities while embracing opportunities to provide increased societal benefits to both present and future generations.

1. Land Use and Scenic Landscapes

The objectives for land use and scenic landscapes are:

- a) to maintain the Municipality's traditional character of rural, agricultural communities and dispersed settlement patterns;
- b) to provide a mechanism and process that will mitigate potential conflicts associated with development of the area; and
- c) to preserve key aspects of scenic landscapes and view planes for the benefit of present and future generations of residents and visitors.

It is the policy of Malpeque Bay that:

- a) growth and development happen in a planned and organized manner and be designed to provide opportunities that will support both permanent and seasonal residents who seek to make their home in this Municipality;
- b) the Official Plan will provide guidance and direction to residents and developers alike, clearly identifying land use preferences and encouraging development that promotes sustainability within the Municipality; and
- c) key scenic landscapes and view planes be identified, and that a program be developed to encourage their preservation.

2. Agriculture

The objectives for agriculture are:

- a) to support initiatives of the agricultural community to implement recommendations from “*Growing the Island Way: The Next Chapter for the Agriculture and Agri-Food Economy of Prince Edward Island.*”
- b) to promote a healthy relationship between those who shape and work the land in our Municipality and the broader community of permanent and seasonal residents, based upon understanding and respect; and
- c) to encourage environmentally sustainable land use practices.

It is the policy of Malpeque Bay that:

- a) a Land Use Advisory Committee be established to advise Council on related problems and opportunities;
- b) economic initiatives that simultaneously support both agriculture and tourism will be encouraged and promoted; and
- c) support for individual farmers and for organizations such as the Kensington North Watersheds Association will be provided, to the extent possible, for programs which improve and promote sustainable land use practices.

3. Tourism, Recreation & Heritage

The objectives for tourism, recreation & heritage are:

- a) to maintain and promote the Municipality of Malpeque Bay as a tourism destination area;
- b) to provide a variety of recreational opportunities for both residents and visitors; and
- c) to increase awareness and enjoyment of our heritage resources (such as community halls, dwellings, churches, graveyards, and archaeological sites) and encourage their preservation.

It is the policy of Malpeque Bay that:

- a) the tourism qualities which attract visitors to the area, particularly landscapes-viewplanes-beaches, will be maintained and enhanced;
- b) opportunities to provide additional recreation facilities, such as hiking and cycling trails, will be pursued; and
- c) the heritage resources of Malpeque Bay are to be researched, identified, publicised, and preserved where feasible.

4. Residential - Cottage Development and Subdivisions

The objectives for residential – cottage development and subdivisions are:

- a) to ensure availability of suitable land to meet present and projected demands for cottages, houses, apartments and subdivisions;
- b) to manage priority landscape and viewplane lands by limiting or eliminating residential – cottage development and subdivisions;
- c) to ensure a high quality of drinking water for all subdivisions; and
- d) to promote permanent residential development that centers on our seven traditional communities.

It is the policy of Malpeque Bay that:

- a) growth and development of cottages, houses, apartments and subdivisions is to happen in a planned and organized manner, preferably on marginal agricultural land;
- b) development of future subdivisions should take into consideration the availability of comparable lots already subdivided but not yet developed in the community;
- c) growth and development of cottages, houses, apartments and subdivisions is to be directed away from areas identified by residents and council as priority landscapes or viewplanes;
- d) growth and development of subdivisions will be monitored and managed with respect to septic systems and the quality of drinking water; and
- e) future subdivision development proposals are to be directed away from the coastal zone.

5. Major Commercial, Industrial and Green Development

The objectives for commercial, industrial and green development are:

- a) to minimize the visual and environmental impacts of major developments;
- b) to encourage a limited amount of major industrial development, especially agricultural related industrial development; and
- c) to promote major green development initiatives, such as solar and wind.

It is the policy of Malpeque Bay that:

- d) major commercial and industrial development initiatives be located away from the coastal area, with the possible exception of those related to the fisheries industry;
- e) major development projects shall be located only within the designated area (note: possible boundaries of a large inland designated area will be discussed at the next public meeting); and
- f) all major commercial, industrial, and green development project proposals shall be subject to public review.

6. Coastal Management

The objectives for coastal management are:

- a) to maintain and enhance traditional coastal landscapes to benefit residents and the tourism industry by minimizing visual and environmental impacts of coastal area developments;
- b) to ensure that there are sufficient properly identified public accesses to the shore to serve a variety of shore uses; and
- c) to reduce any negative impacts of public shore access on coastal environmentally sensitive areas.

It is the policy of Malpeque Bay that:

- a) visual and environmental impacts of coastal development will be minimized;
- b) public access roads to beaches will be enhanced where possible with additional amenities, with preference given to using Provincially owned land; and

- c) a signage system will be established indicating shore access from the main roads, and an information program will inform the public of shore access locations and facilities; and
- d) community groups such as Kensington North Watersheds Association will be consulted regarding the identification and management of coastal environmentally sensitive areas.

7. Environmental Management

The objectives for environmental management are:

- a) to protect the ecological and educational value of selected natural ecosystems;
- b) to lessen the impact of siltation and excessive nutrient enrichment of wetlands and watercourses;
- c) to encourage the replanting of marginal agricultural lands to trees;
- d) to protect and enhance fish and wildlife habitat; and
- e) to maintain the continued availability of high quality groundwater.

It is the policy of Malpeque Bay that:

- a) environmentally sensitive sites will be identified and protected during the development approval process;
- b) the re-establishment of greenbelts along freshwater watercourses within the area will be encouraged;
- c) we will work towards a short-term target of ??% coverage for natural environment and trees;
- d) visual and environmental screens of mixed tree and shrub species, are to be established where practical between subdivisions and adjacent lands; and
- e) community groups such as Kensington North Watersheds Association will be consulted regarding management of environmentally sensitive areas and important fish and wildlife habitat.

8. Special Planning Area (SPA)

The objectives for the Princetown Point – Stanley Bridge Special Planning Area established by the Province in 1993 are:

- a) to transfer management of the Malpeque Bay portion of the SPA from the Province to the Municipality; and
- b) to implement key recommendations associated with the SPA that seek to better define and enhance access to the shore.

It is the policy of Malpeque Bay that:

- a) Provincial regulations for the SPA will be respected and implemented for as long as they remain in force;
- b) residents shall be consulted regarding the perceived need to revise or remove existing SPA regulations, to be followed by submission of appropriate recommendations for change(s) to the Province;
- c) beach access points will be identified, and additional amenities will be provided, in order to promote and encourage use of those areas by residents and visitors alike.