

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 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 Malpeque Bay'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 and enhance 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;
- b) the Official Plan will provide guidance to residents and developers alike, clearly identifying land use preferences and encouraging development that promotes sustainability within Malpeque Bay; and
- c) key scenic landscapes and view planes be identified, and that a restoration and preservation program be developed.

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 Malpeque Bay lands 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 problems and opportunities related to land use;
- 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 given, to the extent feasible, through programs such as Alternative Land Use Services (ALUS), to promote sustainable land use practices.

3. Tourism, Recreation & Heritage

The objectives for tourism, recreation & heritage are:

- a) to maintain and promote 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 cultural and natural heritage resources (such as community halls, dwellings, churches, graveyards, archaeological sites, and natural areas), and to encourage their restoration and preservation.

It is the policy of Malpeque Bay that:

- a) the tourism qualities which attract visitors to the area, particularly landscapes-viewplanes-beaches-natural areas, will be preserved and enhanced to the extent feasible;
- b) opportunities to provide additional recreation facilities, such as hiking and cycling trails, will be pursued; and
- c) heritage resources of Malpeque Bay will be researched, identified, publicized, and preserved where feasible, in conjunction with the Keir Memorial Museum.

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 future demands for cottages, houses, apartments and subdivisions;
- b) to manage priority landscape and viewplane lands by preserving and enhancing them to the extent feasible;
- c) to ensure a high quality of drinking water in adequate quantities for all subdivisions; and
- d) to promote permanent residential development that centres 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;
- b) growth and development of cottages, houses, apartments and subdivisions will be encouraged to take place away from areas identified by residents and council as priority landscapes or viewplanes; and
- c) growth and development of subdivisions will be monitored and managed with respect to septic systems and the quality of drinking water.

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 agriculture-related industrial development; and
- c) to promote major green development initiatives such as, but not limited to, solar and wind.

It is the policy of Malpeque Bay that:

- a) major commercial and industrial development initiatives be located away from the coastal area, with the possible exception of those related to the fisheries industry;
- b) major development projects shall be located only within the designated area, with the possible exception of those related to the agriculture industry (note: see attached map of the proposed designated area);
- c) proposed major development projects must be of benefit to the Community of Malpeque Bay; and
- d) 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 recognize and support conservation objectives established for marine and coastal wetlands of the Malpeque Bay Ramsar Site;
- c) to ensure that there are sufficient properly identified public accesses to the shore to serve a variety of shore uses;
- d) to reduce any negative impacts of public shore access on coastal environmentally sensitive areas; and
- e) to identify and preserve one or more priority coastal natural areas for the enjoyment of residents and visitors, and ensure public access to them.

It is the policy of Malpeque Bay that:

- a) visual and environmental impacts of coastal development will be minimized to the extent feasible;

- b) public access roads to beaches will be enhanced where feasible with additional amenities, with preference given to using Provincially owned land;
- 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;
- d) community groups such as Kensington North Watersheds Association will be consulted regarding the identification and management of coastal environmentally sensitive areas; and
- e) Council will work with government and non-government organizations towards maintaining and enhancing Cabot Park as a priority coastal natural area, to be preserved in perpetuity.

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 establishment of greenbelts along freshwater watercourses within the area will be encouraged;
- c) Council will work towards a short-term target of 23% coverage for natural environment and trees (it was 20.6% in 2000);
- 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 have the Province rescind all regulations applicable only to this SPA;
- b) until objective (a) is accomplished, to transfer management of the Malpeque Bay portion of the SPA from the Province to the Municipality; and
- c) to implement key recommendations (as detailed in Executive Council decision # EC268/93) 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, enhance or remove existing SPA regulations, to be followed by submission of appropriate recommendations for change(s) to the Province and to the Commission on Land and Local Governance;
- c) beach access points will be identified, and additional amenities provided to the extent feasible, in order to promote and encourage use of those areas by residents and visitors alike.