

Malpeque Bay Planning Board
D-R-A-F-T
Possible Actions for Plan Implementation

Over the past year the Planning Board has worked with residents to reach general agreement on their “Vision, Objectives and Policies” for the proposed Official Plan, in order to guide an implementation strategy along the desired path. It now is time to focus on possible actions that may be taken in order to give effect to our vision, objectives and policies, and to implement an approved plan.

1. Land Use and Scenic Viewscapes

- a)** Council will manage priority scenic viewscapes that everyone can enjoy (based on the report of the Citizen’s Committee) through cooperation and consultation with landowners, **and not through regulations or bylaws.**
- b)** Council will publicize the existence and attributes of priority scenic viewscapes, and take steps to reward landowners for their past & present stewardship of viewscapes lands **(through public recognition, education, promotion, persuasion, and possibly through tax concessions and covenants).**
- c)** New businesses and industries will be encouraged to establish operations close to the center of our seven traditional communities.

2. Agriculture

- a)** Council will work with members of the community to establish a Land Use Advisory Committee to facilitate communication and dialogue associated with land use issues.
- b)** Council will work with the farming community to encourage and promote diverse agricultural practices and promote the consumption of local produce and meats.
- c)** Council will promote farming practices that protect soil and water resources by making the farming community aware of the various stewardship programs that are available, and encouraging their participation in these programs which include:
 - The Enhanced Environmental Farm Planning Program
 - The Kensington North Watersheds Association Environmental Farm Planning Initiative
 - The Canada-PEI Agriculture Stewardship Program
 - The Alternative Land Use Services Program
 - The PEI Agri-Insurance Enhancement Program
 - Nutrient Management Accountability Planning

3. Tourism, Recreation & Heritage

- a)** Council will work with the Kier Memorial Museum to identify and research significant heritage resources.
- b)** Council will establish, publish and maintain a list of businesses and establishments associated with tourism and recreation.
- c)** Council will work with PEI Trails Inc. and the Province to identify, enhance, publicize and promote use of roads-trails suitable for cycling or hiking.

4. Residential - Cottage Development and Subdivisions

- a)** New subdivisions will be subject to a minimum lot size as defined in the Provincial Planning Act and Regulations (currently 25,000 square feet. There is no intention ever to exceed Provincial standards).
- b)** Where central water systems are installed, the lot size will be reduced.
- c)** Council will promote the benefits of placing utility lines underground within priority scenic viewscape areas. **There will be no regulations or bylaws requiring underground lines within viewscape areas, actual installations will remain optional to developers and landowners.**
- d)** Developers of new subdivisions will be required to establish a 'Homeowners Association' to address the use and maintenance of common areas and to manage drinking water.
- e)** Except for subdivisions of 5 or fewer lots, the developer shall set aside 10% of the total area as greenspace common area.
- f)** New housing development will be encouraged close to the center of our seven traditional communities.

5. Major Commercial, Industrial and Green Development

- a)** 'Major' development will be defined as development primarily for a commercial export purpose (for example, the development of wind energy projects that would produce power or manufacture products for use outside the Municipality). **Development primarily for use by residents, business and industry within the Municipality shall not be defined as 'major'.**
- b)** Council will develop and enforce a Bylaw restricting 'major' development to within the proposed designated area. **Note: In response to public input, the scope of the proposed designated area has been expanded, and a new map has been prepared which can be viewed at www.malpequebay.ca. This map will be displayed at the November 17th public meeting.**
- c)** All proposals for 'major' development will be subject to public review to ensure that residents are made aware of development implications.

6. Coastal Management

- a)** Coastal areas are defined as all lands (including surface water bodies, streams and rivers) within 500 meters of the mean high water mark of all coastal and tidal waters (taken from Coastal Area Regulations EC159/92).

- b)* Coastal areas with public access will be positively identified to enable continued public access.

7. Environmental Management

- a) Council will work with environmental non-government organizations like Kensington North Watersheds Association to identify environmentally sensitive areas.
- b) Council will work with the Province to designate Cabot Park as a ‘Natural Area’ and to develop a management plan for it.

8. Special Planning Area (SPA)

- a)* Council will ask the Province to transfer management responsibilities for the Malpeque Bay portion of the SPA to Malpeque Bay and, if the Province is agreeable, negotiate terms of the transfer.
- b) Council will consider and address recommendations and/or directives coming from the Province pursuant to the report of the Commission on Land and Local Governance with respect to Special Planning Areas.
- c) Council will provide a public forum for both seasonal and permanent residents to have input to any proposed revisions to existing SPA regulations.
- d)* Council will work to identify and publicly post information on public beach access points within the SPA. Council will negotiate with government to secure funds for additional amenities at selected beach access points.