

COMMUNITY OF NORTH SHORE

OFFICIAL PLAN

IN EFFECT AS OF 12 JANUARY, 2005

**North Shore Community Council
North Shore Planning Board**

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COMMUNITY OF NORTH SHORE 2004 OFFICIAL PLAN

1.0 Introduction

1.1 Community History

In 1974, in response to Provincial Government interest in getting rural residents to take part in local government, the rural communities of Stanhope, West Cove Head and North Shore were incorporated into the North Shore Community Improvement Committee (C.I.C.). Elected members to the North Shore C.I.C. took responsibility for road improvements, garbage disposal and fire protection. A planning board was also established at this time to comment on development proposals presented to the (then) PEI Department of Municipal Affairs. The Council was instrumental in having the North Shore Rural Community Fire Company established in June 1979. In 1983, changes to the Province's Municipalities Act, saw the term "Community Improvement Committee" dropped, and the term "Community" applied to the former C.I.C.s

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

1.3 The 2004 Official Plan

The 2004 Official Plan for the Community of North Shore is a formal set of objectives and policies approved by Council concerning the nature, extent, and pattern of future land use and development within the Community until the year 2014.

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 goals and objectives. The 2004 Community of North Shore Official Plan also serves as a basis for the 2004 Zoning and Subdivision Control Bylaws which will implement the policies outlined in the Plan.

1.4 Time Period of Official Plan

The 2004 Official Plan directs the future of North Shore for approximately the next 10 years, and will be subject to periodic review of the extent to which the objectives have been achieved.

1.5 Planning Area

The geographical area that is the subject of the 2004 Official Plan is the area within the legal municipal boundaries of the Community of North Shore.

2.0 Location

The Community of North Shore is located in Queens County, along Prince Edward Island's north shore, approximately 12 kms. north of the Province's capital city, Charlottetown. Map #1 shows the location of the Community of North Shore in Queens County.

3.0 Community Development

3.1 Existing Land Use

Table 1 indicates the results of a land use survey conducted within the Community in the spring of 2004.

Table 1: Land Use Survey Results: 2004

Land Use	Number of Lots	Approx. Acreage	% of Total
Agriculture (incl. farmsteads)	113	5,125	45.7
Residential	647	1,566	14.0
Residential-Commercial	5	57.9	0.5
Commercial	14	68.8	0.6
Public Service & Institutional	65	1,143	10.2
Recreation & Public Open Space	4	177.7	1.6
Transportation	-	252.6	2.2
Undeveloped (incl, forested)	452	2,825	25.2
Total	1,300	11,216	100.0

Map #2 - Generalized Land Use shows the generalized land use pattern of the Community as it currently exists.

3.2 Population

The current population of North Shore is estimated at approximately 2,170 persons, based on 678 residential dwellings and an average household size of 3.2 persons per dwelling (2001 Stats Canada figure). Many of these people are seasonal residents.

3.3 Residential Development

The 2004 survey indicated that there were 678 residential dwelling units. This includes 647 residential dwellings, 26 farmstead dwellings and 5 residential-commercial dwellings.

3.4 Development Levels

Subdivision permits issued:

Type	2000	2001	2002	2003	Total	Avg/yr**
Single Family	6	14	14	5	39	10
Cottage	21	30	1	24	76	19
Agriculture	1	0	1	0	2	1
Non - develop	0	2	0	1	3	1
Total	28	46	16	30	120	30

** Figure rounded to nearest whole number

Building permits issued:

Type	2000	2001	2002	2003	Total	Avg/yr**
Single Family	8	10	10	7	35	9
Cottage	19	11	16	17	63	16
Agriculture	2	0	3	0	5	2
Commercial	1	0	0	1	2	1
Other*	6	7	9	7	29	7
Total	36	28	38	32	134	34

*Other - private garages, additions to garages, storage sheds, additions to storage sheds, etc.

** Figure rounded to nearest whole number

3.5 Community Services

Police protection for the Community is provided by the Royal Canadian Mounted Police through a contract with the Province respecting police services in rural communities.

Fire protection for the Community is with the North Shore Fire Department.

At the present time, all dwellings and public facilities within the Community are serviced by individual wells and septic tanks.

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

3.6 Transportation

The Community has two major collector roadways - Rte 25, and Rte 6 which facilitate the movement of people and goods through the Community. The former extends from Highway #2 in Marshfield to the south to its juncture with Rte.6 in the north. The latter, running from east to west, separates the heavily developed coastal area from the Community's predominantly rural agricultural area to the south. Both these roadways serve to collect traffic from the smaller local roadways which feed off them. The remaining roadways in the Community are classed as local, and service the smaller neighbourhood areas of the Community. Map #3 - Transportation System shows the transportation routes through the Community.

4.0 Community Goals, Objectives and Policies

The extent and nature of future land use and development growth and change in North Shore 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 community 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 North Shore Community Council has developed a formal set of goals, objectives and policies governing future land use and development in the Community for the next ten years, based on an analysis of identified land use and development trends in the Community, and on input received from its year-round and seasonal residents.

4.1 Future Land Use

Map #4 - Concept Plan for Future Land Use reflects the objectives and policies outlined. The concept plan is meant to serve only 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.

4.1.1 Goal

The primary goal with regard to future land use in the Community of North Shore is to encourage a limited amount of new non-agricultural development within the Community, while maintaining the overall character of the Community as a rural, resource-based community. While large parts of the Community's coastal area are heavily developed with seasonal residential dwellings, residential development throughout the remainder of the Community is sparse and scattered. There are very few non-residential or non-resource-based land uses in the Community, due, primarily, to the proximity of Charlottetown.

As a consequence, it is Council's opinion that the Community should, for land use planning purposes, be separated into two parts - the coastal area and the remaining, agricultural section. This will allow the Community's coastal area to continue to be developed for residential (both year-round and seasonal) purposes, as well as a limited amount of tourist-related developments. The remaining portion of the Community will be maintained in its current resource-based use, while permitting a limited amount of non-resource-based development to take place.

4.1.2 Objective and Policies

In order to achieve the Community's overall goal of maintaining the traditional rural, resource-based environment of the Community of North Shore, the Community Council, in consultation with both its permanent, year-round residents and its seasonal residents, have drafted the following objectives and policies respecting future land use in the Community.

A. Coastal Development

It is anticipated that the remaining undeveloped portions of the Community's coastal area will be developed for both year-round and seasonal residential use, and that a number of tourist-related developments will also be established.

Objective

It is the Community's objective to encourage large-scale residential developments and tourist-related operations to locate within the Community's coastal area as a means of preserving the physical integrity of the larger, resource-based section of the Community.

Coastal Zone Policy

It shall be Council's policy that a portion of the Community shall be zoned as Coastal (CZ) Zone, and that regulations shall be established governing future development within this zone.

Plan Action

The Community's Zoning and Subdivision Control Bylaws will establish the Coastal (CZ) Zone, and shall establish specific regulations governing development within this zone.

Development within the Coastal (CZ) Zone Policy

It shall be Council's policy that, where and as applicable, development within the Community's Coastal (CZ) Zone shall conform with the Province's Coastal Area Policy and regulations.

Plan Action

The Province's regulations governing development within the coastal area will constitute a part of the Community's Zoning and Subdivision Control Bylaws.

B. Agricultural Development

The agricultural land base of the Community of North Shore has served the Community well in the past. The traditional small family farm has greatly contributed to the economic viability of the Community and the Province as a whole. The predominant land use outside of the Community's coastal area is agriculture.

Objective

It is the Community's objective to afford existing agricultural developments the opportunity to continue to operate within the Community by regulating the nature and extent of non-agricultural-based development that will be permitted.

Agricultural Zone Policy

It shall be Council's policy that a portion of the Community shall be zoned as Agricultural (A) Zone, and that regulations shall be established governing future development within this zone.

Plan Action

The Community's Zoning and Subdivision Control Bylaws will establish the Agricultural (A) Zone, and shall establish specific regulations governing development within this zone.

Minimizing Strip Development in Agricultural Zone Policy

It shall be Council's policy that, in order to minimize strip development along the roadways in

the Community's Agricultural (A) Zone, the severing of lots fronting on a public roadway shall conform with the Province's standards respecting the subdivision of land along roadways.

Plan Action:

The Province's standards respecting the subdivision of land along roadways shall be incorporated into the Community's Zoning and Subdivision Control Bylaws.

Land for Agricultural Use Policy

It shall be Council's policy that any land within the Community may be used for agricultural use purposes.

Plan Action

The Community's Zoning and Subdivision Control Bylaws will establish specific provisions governing the use of land for agricultural purposes within the Community.

Mobile/Mini Homes on Agricultural Lands Policy

It shall be Council's policy that only one mobile/mini home shall be permitted as an accessory use on a parcel of land developed for agricultural purposes.

Plan Action

The Community's Zoning and Subdivision Control Bylaws will make provision for mobile/mini homes as accessory uses on a parcel of land developed for agricultural purposes.

Intensive Livestock Operations Policy

It shall be Council's policy that no new intensive livestock operations will be permitted to locate within the Community. It shall also be Council's policy that existing livestock operations will only be permitted to intensify provided such operations conform with the Province's policies and guidelines respecting such operations, and that such operations are located within an area zoned as Agricultural (A).

Plan Action

The Community's Zoning and Subdivision Control Bylaws will make provision for and establish specific regulations governing intensive livestock operations within the Community's Agricultural (A) Zone.

Agricultural to Forestry Conversion Policy

It shall be Council's policy that any land not used for agricultural purposes in the Community may be converted to forestry use.

C. Residential Development

It is anticipated that residential development within the Community will, at least for the next several years, progress at a reduced level, and that it will be, by nature, of a low density (single, two, three and four unit dwellings). The Community recognizes the necessity to accommodate present and anticipated future demand and preferences for residential housing in an orderly, economic manner.

Objective

It is the Community's objective to maintain the traditional rural character of the Community of North Shore while permitting low density residential development to take place.

Residential Density Policy

It shall be Council's policy that single family and two-family residential development shall be permitted in that portion of the Community zoned as Agricultural (A), while, in the Coastal (CZ) Zone, in addition to single family and two-family residential developments, multiple family residential developments (triplexes and quads) shall be permitted.

Plan Action

The Community's Zoning and Subdivision Control Bylaws will establish specific provisions governing residential development within the Community.

Maximum Residential Development within the Agricultural (A) Zone Policy

It shall be Council's policy that residential development within the Agricultural (A) Zone shall be restricted to single family and two-family dwellings, and that only a maximum of four (4) lots shall be permitted to be subdivided from a parent parcel of land.

Plan Action

Regulations governing residential development within the Agricultural (A) Zone will be established in the Community's Zoning and Subdivision Control Bylaws.

Minimum Lot Size Policy

It shall be Council's policy that, except for infilling purposes, the minimum lot sizes requirements for residential lots within the Community shall be one (1) acre.

Plan Action

Minimum lot sizes for residential development within North Shore will be established in the Community's Zoning and Subdivision Control Bylaws.

Mobile Home/ Mini Home Policy

It shall be Council's policy that mobile/mini homes shall be considered as single family dwelling units, and shall be permitted to locate within the Community.

Plan Action

The Community's Zoning and Subdivision Control Bylaws will make provision for the location of mobile/mini homes as single family dwellings within the Community.

Mobile/Mini Home Court Policy

It shall be Council's policy that mobile/mini home courts shall not be permitted within the Community.

Infilling of Existing Residential Subdivisions Policy

It shall be Council's policy that, in order to ensure the efficient development of vacant lands within the Community suitable for residential development, the infilling of existing residential subdivisions shall be permitted, subject to specific conditions.

Plan Action

The Community's Zoning and Subdivision Control Bylaws will make provision for the infilling of existing residential subdivisions, subject to conformity with specified conditions.

Residential-Commercial Development Policy

It shall be Council's policy that residential-commercial developments shall be permitted within the Community, subject to specific regulations.

Plan Action

The Community's Zoning and Subdivision Control Bylaws will make provision for and establish specific regulations governing residential-commercial developments.

Servicing of Multiple Lot Residential Developments Policies

It shall be Council's policy that, where new multiple lot residential subdivisions are developed, the developer shall be responsible for all costs associated with servicing the subdivision with roads, sewer and water services, where such services are deemed required. It shall also be Council's policy that, where feasible and practical as recommended by the PEI Department of Fisheries, Aquaculture and Environment, that communal-type sewage disposal systems shall be constructed for multiple lot subdivisions.

D. Commercial Development

There are only a handful of commercial developments within the Community at present. In the past, a number of commercial operations were established, but they eventually failed, due, in part, to competition with commercial developments in Charlottetown, and with the shopping preferences of local residents. Council is of the opinion that there is no need, at this point in time, to establish a commercial zone within the Community.

Objective

It is the Community's objective to provide an opportunity for a limited amount of specific commercial development opportunities to locate within the Community

Commercial Development within the Coastal (CZ) Zone Policy

It shall be Council's policy that commercial development within the Community's Coastal (CZ) Zone shall be restricted in nature and extent.

Plan Action

The Community's Zoning and Subdivision Control Bylaws will establish the nature and extent of commercial development which will be permitted in the Coastal (CZ) Zone.

Commercial Development within the Agricultural (A) Zone Policy

It shall be Council's policy that only those commercial uses which are related to the sale of products from resource-based operations, to the servicing of agricultural and fisheries activities, and of a personal service nature shall be permitted within the Community's Agricultural (A) Zone, and that such development shall be restricted in size.

Plan Action

The Community's Zoning and Subdivision Control Bylaws will establish the nature and extent of commercial development which will be permitted in the Agricultural (A) Zone.

Minimum Lot Size Policy

It shall be Council's policy that the minimum lot sizes requirements for commercial developments within the Community shall conform to the minimum lot size standards for such developments under the Province's *Planning Act* Regulations.

Plan Action

The minimum lot sizes requirements for commercial developments under the Province's *Planning Act* Regulations will be incorporated into the Community's Zoning and Subdivision Control Bylaws

Commercial Developments as Major Developments Policy

It shall be Council's policy that, excepting residential-commercial developments, all new commercial developments greater than 1,500 sq. ft. in total floor area wishing to locate within the Community's Coastal (CZ) Zone, or any existing commercial development within the Community's Coastal (CZ) Zone wishing to expand to a total floor area in excess of 1,500 sq. ft., shall be considered a "major development", and, as such, may be subject to a public review process prior to its approval or denial by Council.

Plan Action

The Community's Zoning and Subdivision Control Bylaws will make provision for the public review of any major development proposal which may come before Council.

E. Industrial Development

North Shore has traditionally only had resource-based agricultural and fisheries industrial uses with its boundaries. While there are a few fisheries operations along the Community's shoreline, the predominant resource land use in the Community is agriculture.

Objective

It is the Community's objective support its existing resource-based operations by allowing only those industrial uses which serve such operations to locate within the Community.

Resource-based Industrial Development Policy

It shall be Council's policy that only those resource-based industrial uses which are related to the servicing of agricultural and fisheries activities shall be permitted in the Community, and that

such developments shall only be permitted within the Agricultural (A) Zone.

Plan Action

The Community's Zoning and Subdivision Control Bylaws will establish regulations governing resource-based industrial development within the Agricultural (A) Zone.

Minimum Lot Size Policy

It shall be Council's policy that the minimum lot sizes requirements for resource-based industrial developments within the Community shall conform to the minimum lot size standards for such developments under the Province's *Planning Act* Regulations.

Industrial Developments as Major Developments Policy

It shall be Council's policy that all new resource-based industrial developments wishing to locate within in the Community, or any existing resource-based industrial development within the Community wishing to expand, shall be considered a "major development", and, as such, may be subject to a public review process prior to its approval or denial by Council.

Plan Action

The Community's Zoning and Subdivision Control Bylaws will make provision for the public review of any major development proposal which may come before Council.

F. Public Service and Institutional Development

There is very little public service and institutional development in the Community, primarily because much of the Community's public service and institutional needs are met by such developments in nearby Charlottetown. However, the Community does recognize its on-going responsibility to meet the social and cultural needs of both its permanent, year-round and its seasonal residents through a variety of public service and institutional opportunities.

Objective

It is the Community's objective to meet the social and cultural needs of its residents by making provision to permit a variety of community-oriented public services and institutional developments to locate within the Community.

Policies

Public Service and Institutional Development Policy

It shall be Council's policy that a variety of public service and institutional developments shall be permitted to locate in the Community, provided such developments are compatible with the rural character and way of life of the Community, and provided such developments do not create potential conflicts with adjoining land uses.

Plan Action

The Community's Zoning and Subdivision Control Bylaws will establish regulations governing the nature and extent of public service and institutional development within both the Coastal (CZ) Zone and the Agricultural (A) Zone.

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, at no cost to the Community, into the Community's existing pedestrian accesses, paved parking, and recreation and public open space network.

Plan Action

The Community's Zoning and Subdivision Control Bylaws will establish regulations governing the integration of the proposed public service and institutional development into the Community's existing pedestrian access, parking, and recreation and public open space network.

Public Service and Institutional Development as Major Developments Policy

It shall be Council's policy that all new public service and institutional developments wishing to locate within the Community, or any existing public service and institutional use wishing to expand, shall be considered a "major development", and, as such, may be subject to a public review process prior to its approval or denial by Council.

Plan Action

The Community's Zoning and Subdivision Control Bylaws will make provision for the public review of any major development proposal which may come before Council.

G. Recreation and Public Open Space Development

The Community recognizes the importance of recreation and public open space facilities to the physical and spiritual well-being of its residents. However, it also recognizes that it does not currently have the population base nor the financial resources to provide a great variety of such services and facilities. Currently, the only established recreational and public open space development within the Community is the playing fields attached to the Community's Community Centre.

Objective

It is the Community's objective to determine the nature and extent of future recreation and public open spaces services and facilities required by its residents, and to attempt to meet those needs, as budgetary constraints permit.

Community Recreation Policy

It shall be Council's policy that, while continuing to co-operate with adjoining communities on a cost-sharing basis for the provision of recreation facilities and programs for Community residents, it shall endeavour to develop a system of nature trails, public open spaces, and small community parks and playgrounds, as budgetary constraints permit.

Plan Action

The Community will undertake a public survey of the Community's existing and potential recreational and public open space needs and opportunities, and will endeavour to develop a Master Recreation and Public Open Space Plan for the Community within the next five (5) years.

H. Natural Areas

In addition to the important role they play in the natural ecology of the Island, the Community's woodlands, watercourses and wetlands contribute significantly to the quality and quantity of its groundwater supply. As well, they contribute enormously to the natural, pastoral beauty of the Community's rural character.

Objective

It is the Community's objective to work co-operatively with the PEI Department of Fisheries, Aquaculture and Environment and community groups to maintain the ecological integrity of the Community's natural areas, and, where appropriate and possible, to incorporate them into the Community's Master Recreation and Public Open Space Plan.

Watercourse/Wetland Buffer Policy

It shall be Council's policy that, in conformity with Provincial policies and regulations, a specified buffer area shall be maintained along the course of all watercourses and wetlands within the Community, separating the watercourse/wetland from adjacent development, and that only those activities which do not negatively impact the quality of the watercourse/wetland shall be permitted within the established buffer areas..

Plan Action

The Community's Zoning and Subdivision Control Bylaws will establish, in accordance with Provincial policies and regulations, the distances from watercourses/wetlands that particular developments shall be required to maintain, and shall also establish regulations governing those activities which shall be permitted within established buffer areas.

Watercourse/Wetlands Alteration Policy

It shall be Council's policy that the alteration of any watercourse and wetland within the Community, shall only be undertaken with the approval of the PEI Department of Fisheries, Aquaculture and Environment in accordance with Provincial policies and regulations regarding such alterations.

Plan Action

The Community's Zoning and Subdivision Control Bylaws will establish the requirement for a Watercourse/Wetland Alteration Permit from the PEI Department of Fisheries, Aquaculture and Environment prior to undertaking any alteration of a watercourse or wetland within the Community.

4.2 Transportation

Objective

The Community of North Shore 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 develop a high level of co-operation with the PEI Department of Transportation and Public Works respecting the future development or redevelopment of the transportation routes and facilities located within the Community.

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 make the provision that the

Community's Development Officer 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 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 adopt 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.

Off-Street Parking Policy

It shall be Council's policy that all new commercial, public service and institutional, resource-based industrial, and recreation and public open space developments shall, where required, provide sufficient off-street parking facilities to accommodate employees, visitors and other traffic.

Plan Action

The Community's Zoning and Subdivision Control Bylaws will make the provision that, as part of the building permit application process, all new commercial, public service and institutional, resource-based industrial, and recreation and 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 employees, visitors and other traffic.

4.3 Municipal Services

Objective

Although the Community of North Shore is sparsely developed and small in population, it is the Community's objective to provide a reasonable level of municipal services to its residents within municipal budget constraints.

Fire Protection Policy

It shall be Council's policy that the Community shall continue to acquire fire protection services from the North Shore 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 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. Funding allocation will be proposed in the Community's annual budget for police protection service.

Sewage Disposal Systems Policy

It shall be Council's policy that, except where the PEI Department of Fisheries, Aquaculture and Environment has recommended or required that a communal-type sewage disposal system be installed for multiple lot subdivisions, the Community shall continue to operate on individual on-site sewage disposal systems.

Plan Action

The Community's Zoning and Subdivision Control Bylaws will establish the requirement, as part of the subdivision permit application process, that the developer of a proposed subdivision demonstrate to Council's satisfaction that a soil test has been conducted on the land being subdivided, and that the results of the test indicate that the land in question is suitable for an individual on-site sewage disposal system, or, in the case of a multiple lot subdivision, a communal-type sewage disposal system.

Sewage Disposal System Permit Policy

It shall be Council's policy that, where a proposed development requires the installation of a sewage disposal system, the Community shall not issue a building permit for the proposed development, until such time as the developer has received an approved sewage disposal permit from the PEI Department of Community and Cultural Affairs.

Plan Action

The Community's Zoning and Subdivision Control Bylaws will stipulate, as part of the building permit application process, applicants must first receive an approved sewage disposal system permit from the PEI Department of Community and Cultural Affairs.

Domestic Water System Policy

It shall be Council's policy that the Community shall continue with the present system of individual water supply systems.

Waste Collection Policy

It shall be Council's policy that waste collection within the Community shall be in accordance with the Province's Waste Management Program.

4.4 Regional Resources

4.4.1 Excavation Pits

The Community has reservations regarding excavation pits within North Shore, due to their safety, aesthetic and environmental concerns..

Objective

It is the Community's objective to restrict the development of excavation pits for commercial uses within the Community.

Excavation Pit Policy

It shall be Council's policy that the development of new excavation pits on any private lands within the Community shall not be permitted, except where such uses are for the private, non-commercial use of the property owner.

Plan Action

Council will formally advise the PEI Department of Fisheries, Aquaculture and Environment of Council's policy respecting new excavation pits within the Community. Council will also formally request that the PEI Department of Fisheries, Aquaculture and Environment consult with the Council in the review of any existing or proposed excavation pit developments locating on any Provincially-owned property in the Community, prior to the issuance of any permits by the Province.

4.4.2 Windmills

Objective

It is the Community's objective to permit windmills within the Community for the purposes of on-site electrical power generation, provided the owner of the windmill can provide Council with evidence that the windmill does not pose any significant aesthetic, environmental or public safety threats to the Community residents or the travelling public.

Windmill Policies

It shall be Council's policy that windmills shall be permitted within the Community for the purposes of on-site electrical power generation, provided they do not pose any significant aesthetic, environmental or public safety threats to the Community residents or the travelling public. It shall also be Council's policy that windmills shall be considered a "major development", and, as such, may be subject to a public review process prior to its approval or denial by Council.

Plan Action

The Community's Zoning and Subdivision Control Bylaws will make provision for the public review of any major development proposal which may come before Council.

5.0 Permits

5.1 Building Permits

Building Permit Requirement Policy

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

- a) construct, 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 Community 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.

Approved Building Permit File Policy

It shall be Council's policy that the Community shall maintain a file of all approved building permits issued in the Community, and that this file shall be open to the public.

Plan Action

The Community will establish and maintain a file of all approved building permits issued in the Community, and shall present a public report on the extent of previous year's building activity in the Community at the Community's annual meeting.

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, civic addressing, 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 Community 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 will establish and maintain a file of all approved subdivisions created in the Community, and shall present a public report on the extent of previous year's subdivision activity in the Community at the Community's annual meeting.

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 Community forward a copy of all new residential subdivision plans of greater than two lots, and all commercial, public service and institutional or resource-based industrial subdivision plans to the appropriate government department for technical evaluation and comment, prior to submission of the subdivision permit application to Council for final approval.

Subdivision Approval Process 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, and receive 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 set out, as part of the subdivision permit application process, the requirements and process for the granting of approval-in-principle and final approval.

5.3 On-Site Sewage Disposal System Permits

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 and Cultural Affairs.

Plan Action

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

6.0 Administration

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.

6.1 Zoning and Subdivision Control Bylaws

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 Development Officer.

Plan Action

Zoning and Subdivision Control Bylaws will be drafted to accompany the Community's 2004

Official Plan. Funding allocation will be proposed in the Community's annual budget for the Community's Development Officer position.

6.2 Official Plan

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 2004 Official Plan shall receive formal review and amendment, as required, no later than December 31, 2009.

Plan Action

The Community's Planning Board will be formally advised by Council in early 2009 to begin the official plan review/amendment process.