

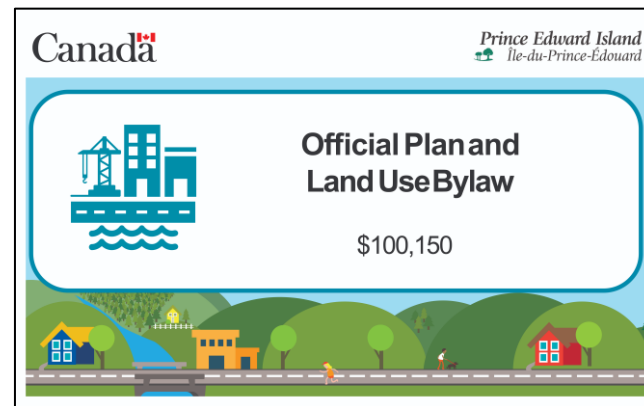
# Official Plan & Land Use Bylaw

Workshop #1

October 13, 2021



## Rural Municipality of West River



# OVERVIEW

Introductions

Timeline & Process

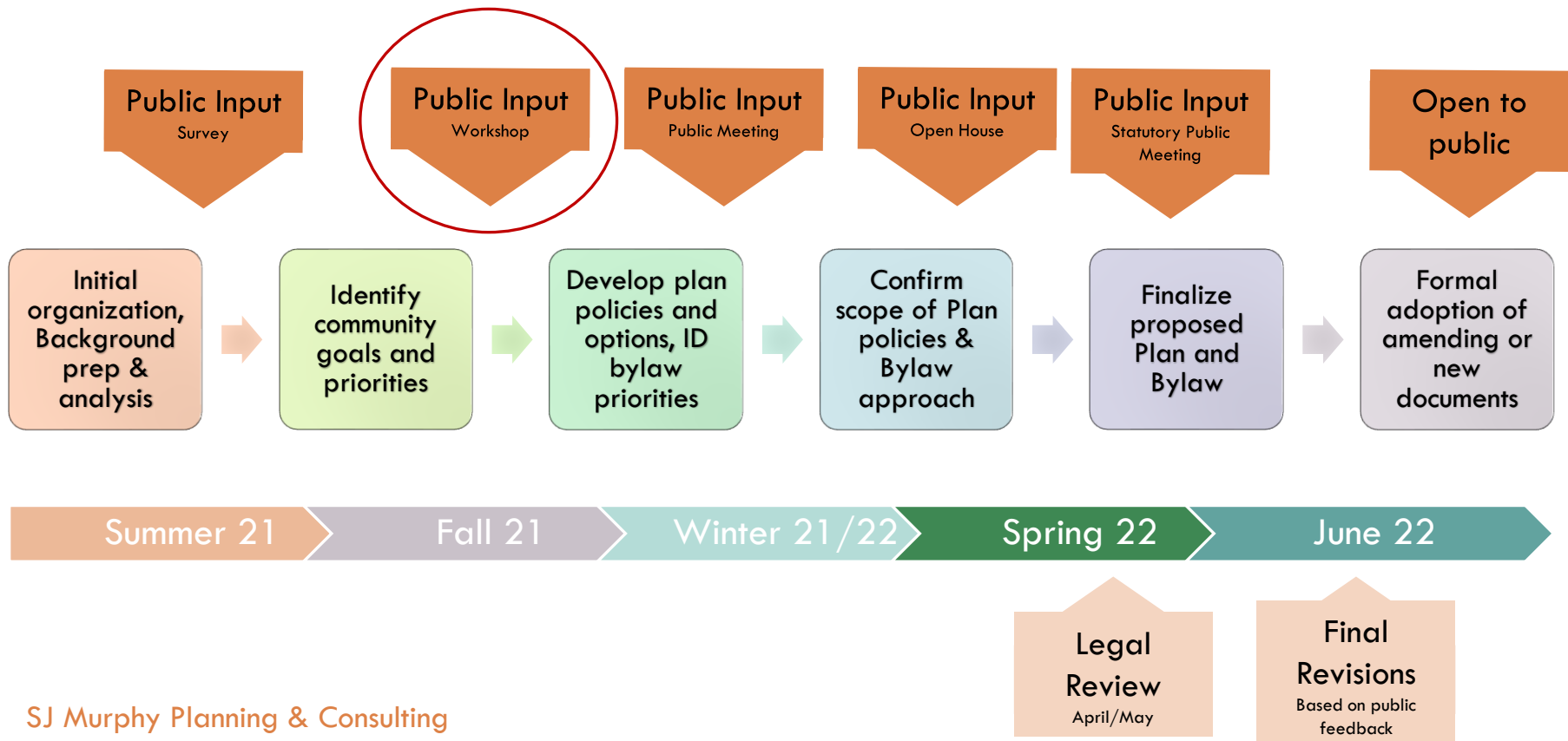
Planning 101

Current Picture

Discussion Questions

Contact info

# TIMELINE



# PLANNING 101

## Planning **IS**:

- Land use
- Environmental protection
- Allocation of resources and activities, and their social, cultural, and economic impacts.

## Planning **IS NOT**:

- Economic strategy
- Marketing strategy,
- Property maintenance, etc.

*But... the Plan may include policies around creating these.*

# PLANNING 101

## Official Plan

### Statements of policy about

residential, commercial,  
industrial, environment,  
coastal, heritage

***WHAT we want to  
accomplish***

## Land Use By-law

### Regulations

about lot sizes,  
setbacks,  
permitted uses, etc.)

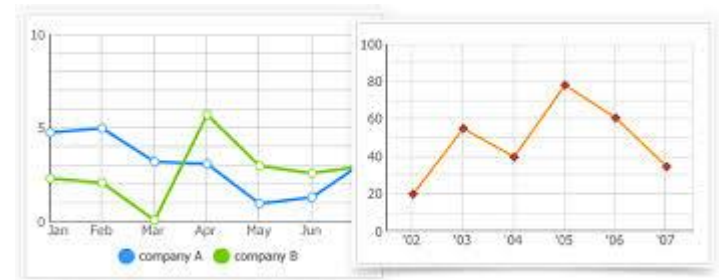
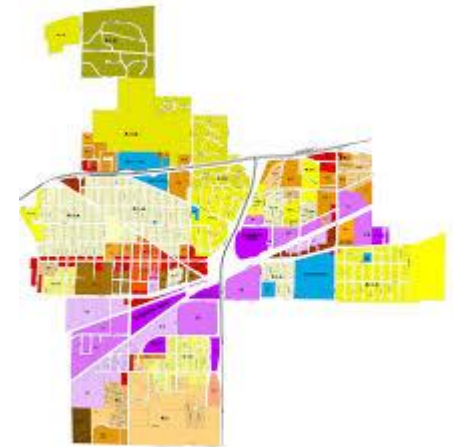
***HOW to  
accomplish it***

## Zoning map

***WHAT can  
happen WHERE***

# TOOLS WE USE TO PLAN:

- *The Planning Act*
- Demographic Information (StatsCan)
- Science and local knowledge
- GIS data and mapping



# HOW PLANNING IS IMPLEMENTED

Development and Building Permits

Building inspections

Document approval for registry

Planning regulations

Variances

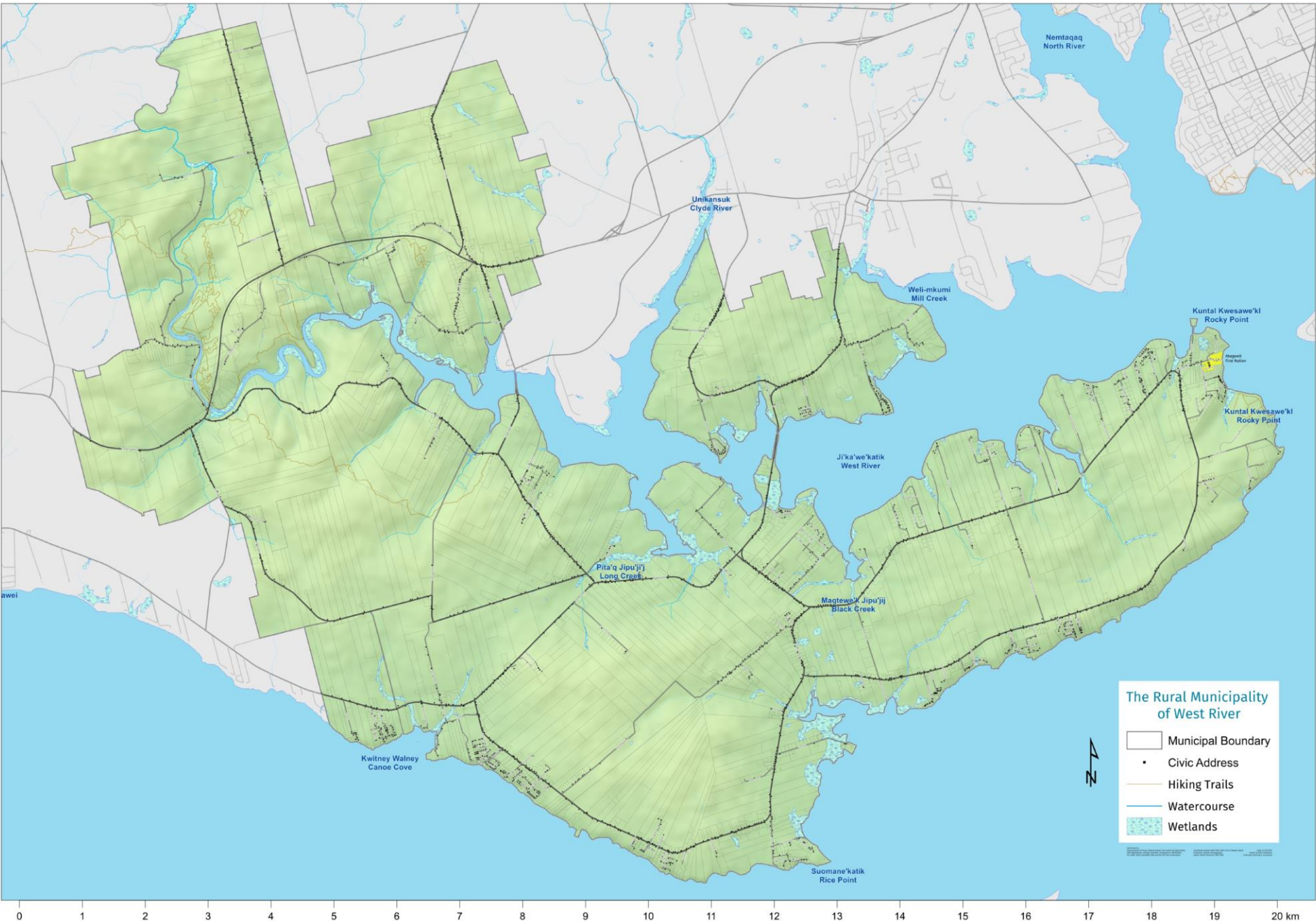
# FOUR ELEMENTS IN LAND USE PLANNING

1. Social
2. Physical
3. Economic
4. Environmental





# The Rural Municipicity of West River



# SOCIAL

- Average age of residents is 41.6 years of age.
- Families with young children are a growing population.
- Predominant housing type is single-detached
- Significant housing growth in the area with more than half of all housing the municipality built in the last 4 decades.

*\*data from StatsCan with approximate municipal boundaries.*



# HERITAGE

- Five National Historic Sites/Event locations
- 14 additional sites are designed or registered as heritage locations (homesteads, churches, schools, etc.)



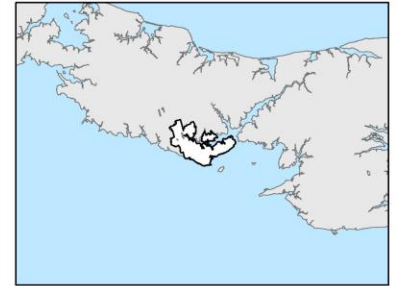
# RECREATION

- 2 provincial parks
- 3 municipal parks
- 52+ km of trails
- beaches



# CULTURAL - PHYSICAL

Entire province is part of Mi'kma'ki, the traditional unceded territory of the Mi'kmaq people.



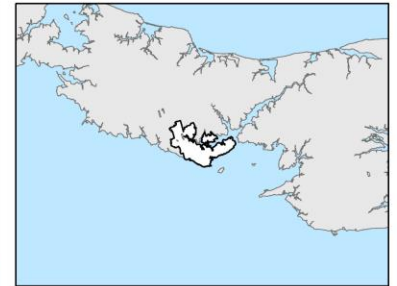
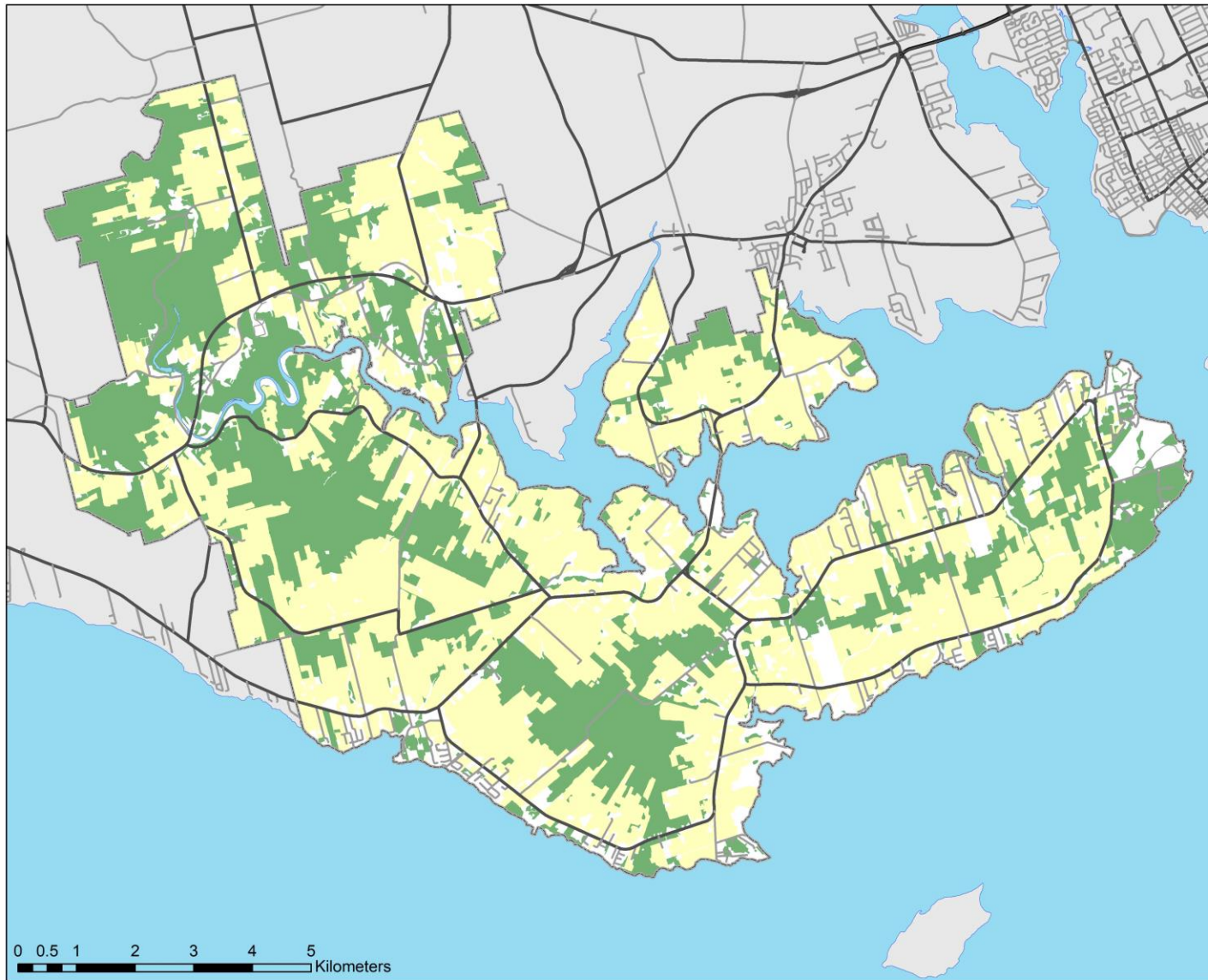
Rural Municipality  
of West River

2m Contour Interval

Drawn by Mitch Underhay Date: 17/09/2021  
Coordinate System: NAD 1983 CSRS Prince Edward Island  
Projection: Double Stereographic  
Datum: North American 1983 CSRS  
Data Sources:  
Government of Prince Edward Island, Free online GIS data portal,  
ESRI DigitalGlobe, GEOEye, Earthstar Geographics, CNES/Airbus  
DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community





# PHYSICAL – NATURAL RESOURCES



## Rural Municipality of West River

### Corporate Land Use

	Agriculture	6,010 Ha
	Forest	4,005 Ha

2m Contour Interval



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# PHYSICAL

- **\*Development activity from 2010-2020:**
  - ✓ 17 new dwellings
  - ✓ 8 additions and renovations
  - ✓ 29 accessory buildings
- **Subdivisions:**
  - ✓ 34 new lots created
  - ✓ 12 consolidations

*\*preliminary data based on combined provincial and municipal approvals for former municipality of New Haven-Riverdale. Remaining segments of RM West River still being compiled.*



## Rural Municipality of West River

### Road Ownership / Surface

 Municipal Boundary

#### Roads

	Private-Paved	9,746 m
	Private-Unpaved	71,613 m
	Public-Paved	151,220 m
	Public-Unpaved	41,053 m

0 0.5 1 2 3 4 5  
Kilometers



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# ECONOMY

- Main industries are agriculture, fisheries and resource-related
- Residents employed in wide range of industries and sectors
- 77% of the local labour force commutes 15-44 minutes
- Little info on home-based offices/businesses



# ECONOMY - Tourism

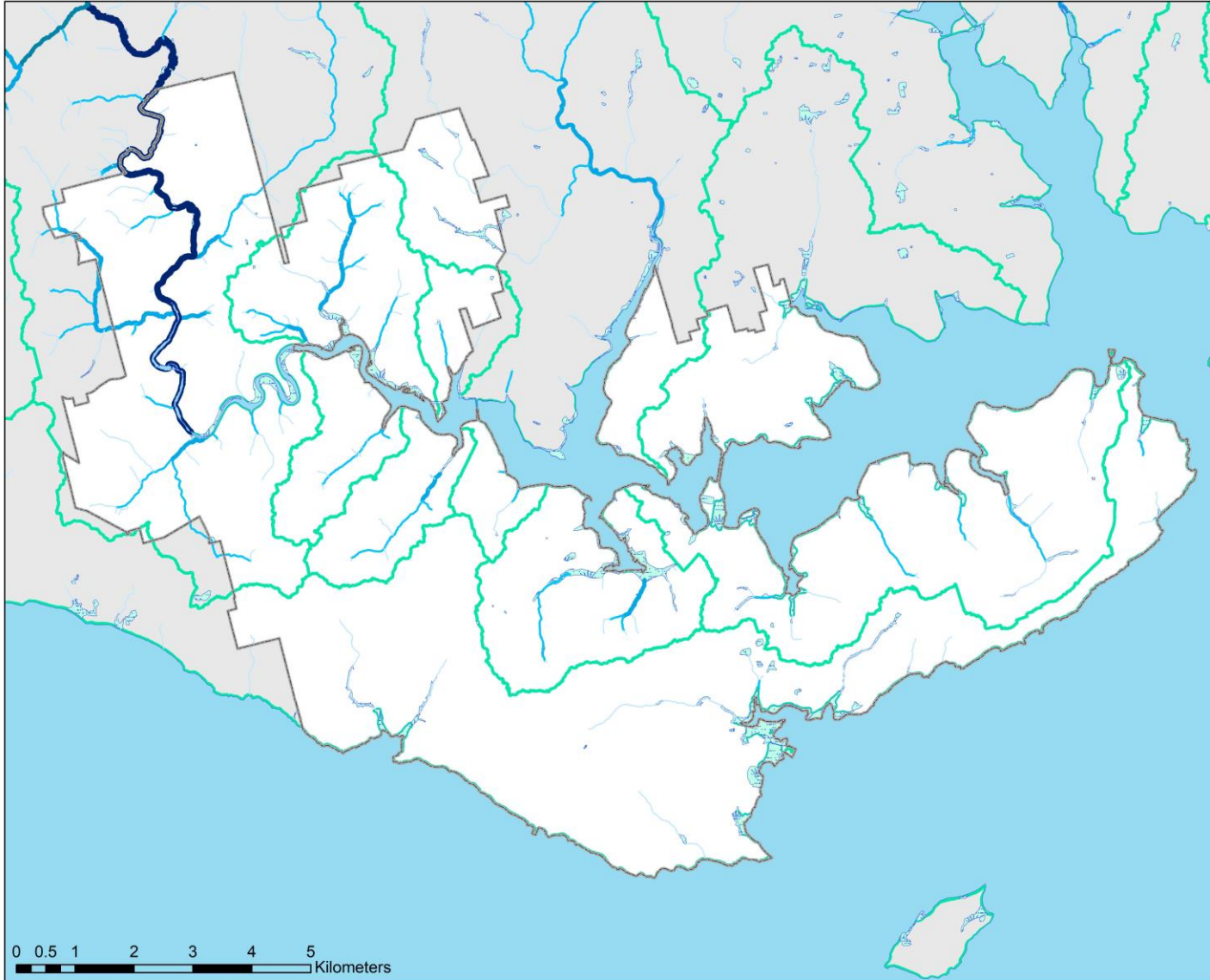
- Attractions
- Agri-tourism
- Short-term rentals
- Campgrounds
- Seasonal residences



# ENVIRONMENT

- **Water** – drinking water, waste water, storm water
- **Wetlands** – location, conservation, permitted activities
- **Biodiversity** – critical habitat, endangered species
- **Erosion** – areas at risk

# ENVIRONMENT - WATER





## Rural Municipality of West River

### Hydrology

-  Municipal Boundary
-  Wetlands
-  Watershed Boundary

### Stream Order

-  1
-  2
-  3
-  4
-  5

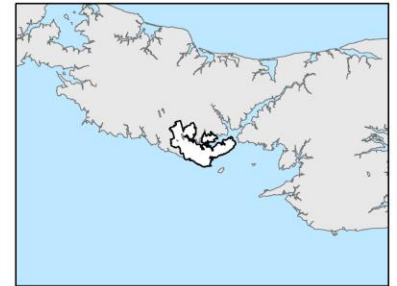
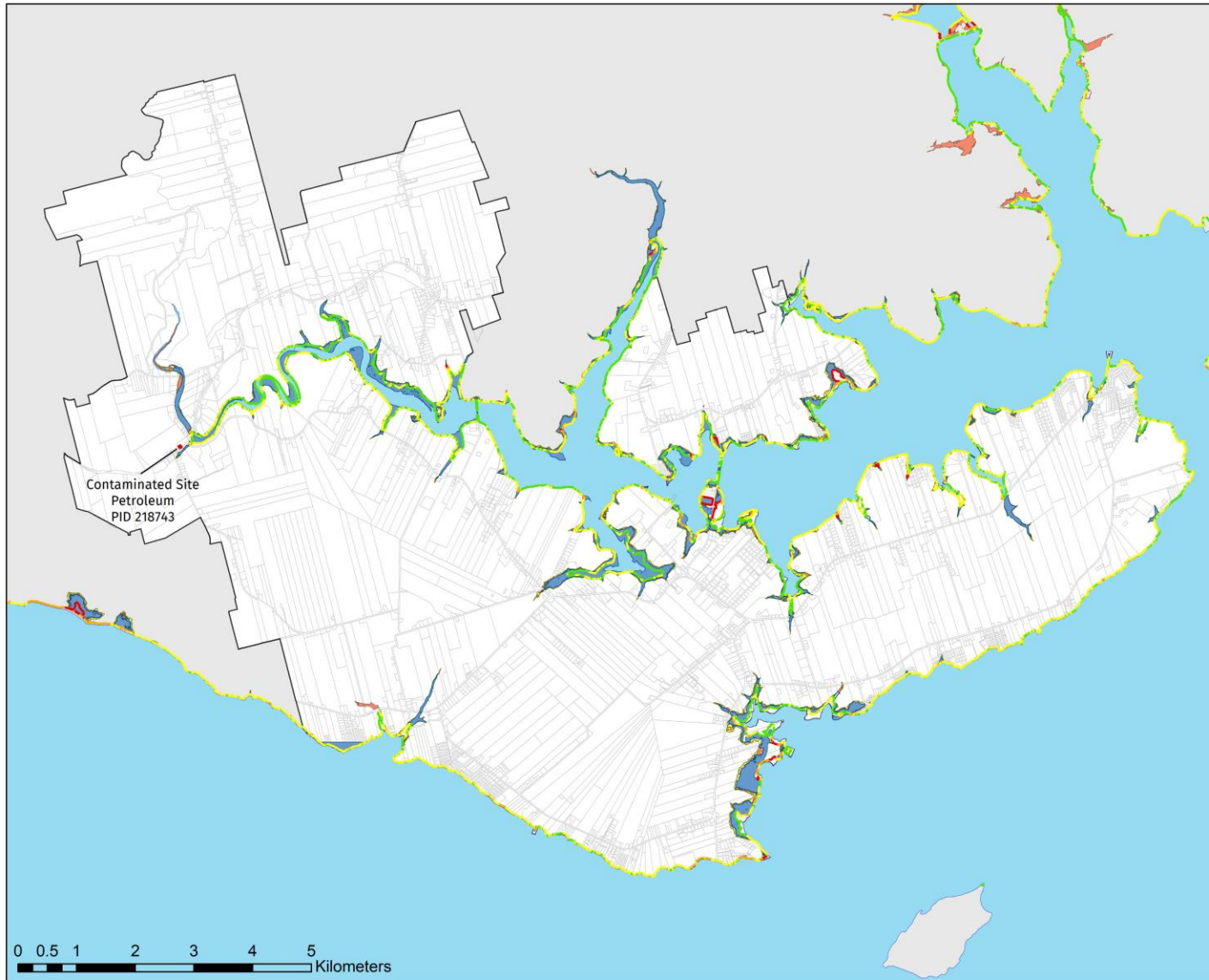
# CLIMATE RESILIENCY

Change in Climate	1976-2005 recorded average	2051-2080 projections*	Change
Mean Annual Temperature (degrees Celsius)	6.1C	10.3C	+4.2
Mean temperature (spring)	3.4C	7.2C	+3.8
Mean temperature (summer)	17.6C	21.7C	+4.1
Mean temperature (fall)	8.9C	10.8C	+1.9
Mean temperature (winter)	-5.5C	-0.9C	+4.7
Number of Very hot days (+30C)	1.1	21.1	+19.9
Number of tropical nights (daily temp > 20C)	1.0	23.3	+22.4
Last day of spring frost	May 7	March 25	
Number of winter days (-15C)	21.8	2.3	-19.5

*Comparison of recorded climate averages and future climate projections for Charlottetown Region*

\*projections are based on a high emissions scenario, also known as RCP8.5

# AREAS AT RISK



## Rural Municipality of West River

### Risks

- West River Properties
- Contaminated Site
- Flood Risk 2020
- Flood Risk 2050
- Flood Risk 2100

### Coastal Erosion

- Accretion
- High Risk
- Low Risk
- Moderate Risk



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# SURVEY SAYS...

About 1/3 of respondents work from home

Vast majority of respondents were full-time residents

Just over half commute outside municipality for work.

65% of respondents have lived here 10+ years

Top reasons people live here: it's rural but close to services (31%); I grew up here (24%); natural beauty of region (19%) and to be near friends and family (24%)

# SURVEY (cont'd)

- Just under half of respondents thought there was a good mix of housing
- Just under half think that development should be encouraged in traditional village centres (as opposed to anywhere)
- 2/3 of respondents felt there shouldn't be too many rules on accessory buildings
- The majority of respondents try to support local businesses
- Most feel home-based businesses are vital to the local economy and not placing too many rules around them is important.
- Most respondents felt the focus of the municipality should be to support year-round residents and not on tourism or commercial growth.



# SURVEY (cont'd)

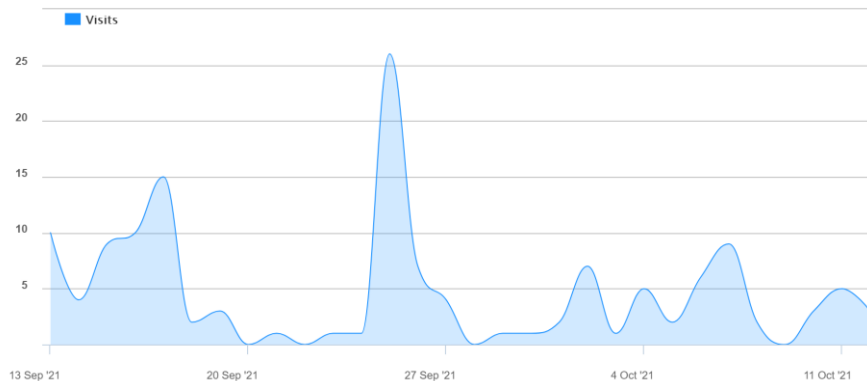
- Very strong support (85%) to protect fresh water resources (streams, wetlands and groundwater)
- Agriculture is an important part of the community fabric for 75% of respondents and must be protected.
- 23% have experienced some form of flooding on their properties
- Top 3 priorities for respondents: responding to environmental challenges; preserving the existing character of the community; and reserving land for agricultural uses.

# PROJECT WEBSITE

- Planrmwr.ca
- New and ongoing ways to provide feedback
- Registration is private and allows us track metadata

Live Activity

All Time | Last 30 Days | Last 7 Day



## A New Municipality

After several years of engagement, study, discussion, and negotiation, the restructured Rural Municipality of West River came into being on September 1, 2020, through the amalgamation of the Rural Municipalities of Afton, Bonshaw, Meadowbank, New Haven-Riverdale, and West River. The full transition to an integrated municipality is a process that takes time, building on common priorities and interests while reflecting the long histories of its component communities. One of the first steps in this process is developing a comprehensive Official Plan and Land Use Bylaw covering land use for the entire municipality. This exercise represents, among other things, a chance to build on the work of recent years to reflect on, shape, and steer the future development of this community of communities.

While land use planning has been a service offered by the former Rural Municipality of New Haven-Riverdale (now part of the Rural Municipality of West River) for many years, local planning is new for the remaining areas of the municipality.

Until such time as the work of this project is complete and both the Council and the Minister have approved the new official plan and bylaw, jurisdiction over planning will continue to be shared between the Rural Municipality and the Government of Prince Edward Island.

### Important Links

- [Rural Municipality of West River Homepage](#)
- [Rural Municipality of West River Council](#)

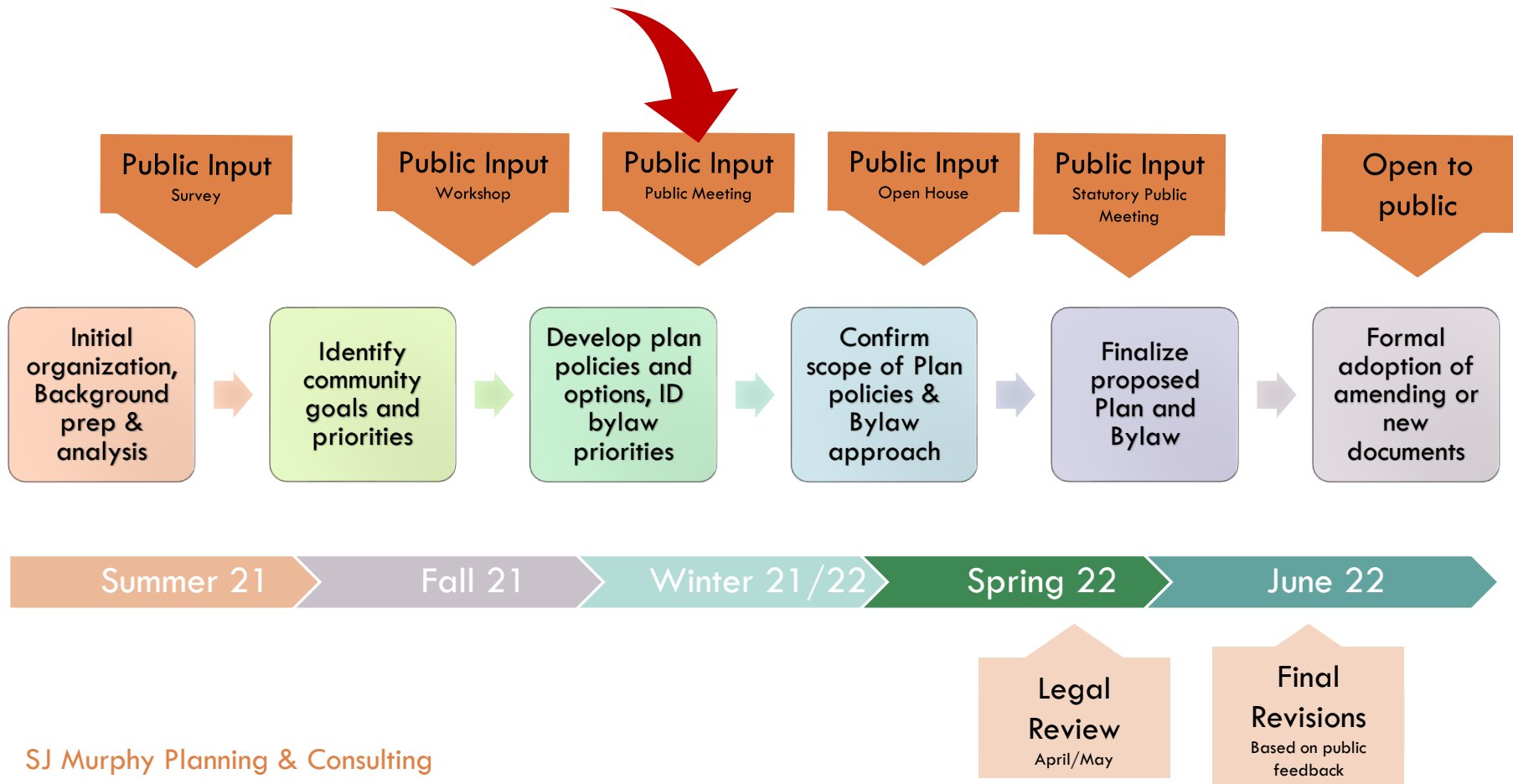
### Featured Projects

- What makes a place?**  
Click here for an interactive map. Tell us what makes this place special to you.  
[View Project](#)
- Community Engagement**  
Click here to start the conversation about the Official Plan and Bylaw.  
[View Project](#)
- Tell us your Stories!**  
Tell us about yourself and your connection to this community. Upload your favourite shots of the...  
[View Project](#)

# *What do you want the community to become?*

1. What is your top concern for the community in the next 15-20 years?
2. What needs to be protected in the community?
3. Where are the biggest opportunities for West River?

# NEXT STEPS



# LINKS



Project website: [planRMWR.ca](http://planRMWR.ca)

Email: [planrmwr@westriverpe.ca](mailto:planrmwr@westriverpe.ca)

Twitter: [@plan\\_river](https://twitter.com/@plan_river)

Instagram: [@planwestriver](https://www.instagram.com/@planwestriver)

Facebook: [facebook.com/planwestriver](https://facebook.com/planwestriver)



See Part 2 of the video for  
the public discussion

...a reminder to enjoy the little things in life





# Rural Municipality of West River



# CORNWALL REGION SPECIAL PLANNING AREA

The SPA objectives are to:

Minimize the extent to which unserved residential, commercial and industrial development may occur;

Sustain the rural community by limiting future urban or suburban residential development and non-resource commercial and industrial development in order to minimize the loss of primary industry lands to non-resource land uses; and

Minimize the potential for conflicts between resource uses and urban residential, commercial and industrial uses.

Established to protect the rural agricultural areas from urban-scaled developments and to prevent unsustainable suburban sprawl that might create future pressure for services.

## SPA Exception (subsection 63(10))

- Consistency with Objectives
- Meet basic process & content requirements
- Max 5 residential lots from existing parcels, except where lots are connected to central servicing (existing: a parcel of land that existed on July 9, 1994)

- Limit size and scale of new development with on-site servicing

- Limit number of new lots from existing parcels
- Minimum frontage, zoning, and other tools to minimize the impacts of new residential and non-resource commercial and industrial developments

- Minimum frontage, zoning and other standards to minimize land use conflicts