

TOWN OF NORTH RUSTICO
OFFICIAL PLAN

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May, 2014

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1.0 INTRODUCTION

1.1 PURPOSE

The Official Plan for the Town of North Rustico is a formalized statement of Goals, Objectives, Policies and Plan Actions approved by Council concerning the nature, extent and pattern of land use and development within the Town until the year 2029.

The Town's Goals as set out in the Plan indicate overall policy direction while the Objectives and Policies deal with specific topics and issues. Plan Actions are statements indicating specific initiatives or directions which will be undertaken to implement the Plan's Policies and Objectives.

The Official Plan guides the physical, social and economic development of the Town. It provides the policy framework for the Town of North Rustico Zoning and Subdivision Control (Development) Bylaw and policy direction for Council's actions in relation to: economic development initiatives; public works; social programs; municipal services; environmental standards; and fiscal management.

1.2 PLANNING AREA

The Official Plan covers all the geographical area contained within the legal municipal boundaries of the Town of North Rustico. Although the Official Plan can only control those matters which arise within the Town's legal boundaries, consideration must also be given to what is happening in adjacent municipalities and, indeed, the central North Shore and the Province as a whole.

1.3 LEGAL ENABLEMENT

The Town of North Rustico derives the majority of its powers from the *Planning Act* and the *Municipalities Act*. The *Planning Act* empowers Council to appoint a planning board, adopt an Official Plan and subsequently adopt land use control bylaws. The *Municipalities Act* empowers the Town to make bylaws and/or develop programs and strategies which help, in part, to implement other aspects of the Official Plan.

1.4 **TIME FRAME**

The Official Plan will guide the physical, social and economic development of North Rustico until the year 2029. Periodic reviews will take place as required, but the reviews must occur at least once every 5 years pursuant to the requirements of the *Planning Act*.

1.5 **PLAN CONTENT**

The *Planning Act, R.S.P.E.I., 1988, Cap P-8*, requires that an Official Plan shall include:

- a statement of economic, physical, social and environmental objectives;
- a statement of policies for future land use, management and development, expressed with reference to a specified period not exceeding fifteen years;
- proposals for its implementation, administration and the periodic review of the extent to which the objectives are achieved.

This document contains six sections:

- 1) Introduction
- 2) The Town of North Rustico
- 3) Future Development Goals
- 4) Objectives, Policies and Plan Actions
- 5) General Land Use Plan; and
- 6) Implementation

The first section deals with the purpose, scope and legal enablement for the Official Plan. The second section summarizes the background studies and provides a description of the physical, social and economic characteristics of the Town. The third section provides a broad summary of how the Town desires to see its development unfold in the future. The fourth section is the core of the document, stating objectives, policies and intended actions for specific topics. The fifth section includes the General Land Use Plan or Official Plan Map. The last section sets out the process for administering and implementing the Official Plan and Development Bylaw.

1.6 OFFICIAL PLAN REVIEW

An Official Plan is intended to be a dynamic planning tool and should therefore be subject to periodic review and/or amendment. The initial planning process for North Rustico began in 1992 with the appointment of the Community's first Planning Board. This Board prepared the Town's first Official Plan and Zoning and Subdivision Control Bylaw which were approved and adopted in 1994. A subsequent Official Plan Review was undertaken in 2001 and resulted in the current Official Plan for the Town. The Zoning and Subdivision Control Bylaws were not reviewed until 2006 and a number of relatively minor amendments were made at that time.

There has been a considerable amount of change that has taken place in the Town since 2001 and there is an obvious need for a comprehensive review of the Official Plan policies to ensure that they continue to adequately serve the needs of the Town. The Zoning and Subdivision Control Bylaw has proved problematic and difficult to implement since its original adoption and a comprehensive review of this document is long overdue.

Current Review

The review of the 2001 Official Plan commenced in 2013 as per the requirements of Section 15.1 (1) of the *PEI Planning Act*. A consultant was retained to undertake the review and a new Planning Board was appointed as per Section 9(2) of the Act. Funding assistance was received from the Federally and Provincially funded Capacity Building Fund administered by the Provincial Infrastructure Secretariat Office. The Planning Board held a series of meetings to identify a direction for various plan review topics for the consultant.

A current land use survey was performed to obtain current land use information.

Background studies were undertaken to obtain demographic and social information as well as information from agencies and operations that supply services to the Town.

A series of one on one interviews were conducted with business operators, major land owners and developers in the Town.

Two public meetings were held as part of the plan review process. The initial meeting included an exercise in community goal and action formulation concerning the topics of residential development, municipal services, commercial development and employment,

recreation and environmental issues. The second meeting was a formal hearing to provide an opportunity for residents and others to provide comments on Planning Board's initial proposals. It was preceded by an open house hosted by the planning consultant and members of Planning Board which provided an opportunity for residents and land owners to discuss specific issues one on one.

As part of the public consultation process, two separate newsletters were prepared highlighting the various stages of the planning process and summarizing land use and development issues as they arose.

2.0 THE TOWN OF NORTH RUSTICO

2.1 HISTORICAL BACKGROUND

Most of the residents in North Rustico are of French Acadian descent. Acadian settlers made their livelihood from farming and fishing and felt very much in isolation from the rest of the Island while struggling against absentee landlords and economic hardship. Like other Island fishing villages, North Rustico consisted of mostly small wood frame houses clustered close to the harbor together with farms stretching along the water and roadways. Farms were subdivided so often within families that it became difficult for many to maintain a livelihood in farming. Fishing then became the primary source of livelihood in the area. In the 1870's fishermen began to develop the lobster industry and it remains the backbone of the local fishery today.

As with other Acadian communities on Prince Edward Island, North Rustico has a strong co-operative tradition. Rev. J.D. McNeil came to North Rustico as the parish priest in 1936. He immediately began to encourage people to organize co-operatively in order to improve their economic position. His philosophies stemmed from the "Antigonish Movement" in Nova Scotia. He encouraged study groups leading to the formation of a Credit Union, which remains a cornerstone of the Town today. This also led to the establishment of a buying club, a co-operative store and a fishermen's union which assisted in production and purchasing supplies. Through these efforts the local residents gained more control over their local economy and the fishery.

The Town proudly boasted their philosophy of "unity of purpose" and the importance of education as keys to their success. In the years that followed, North Rustico continued to expand its services with a school, community hall and community garden and the community became a

year round regional service centre for much of the central North Shore area. In 1949 electricity came to the community for the first time and in 1954 the community was formerly incorporated as the Village of North Rustico. This later was changed to the Community of North Rustico due to a change in Provincial legislation. Sewage collection lines and a central sewage treatment facility were installed in 1965 and a central water supply system in 1968. The Town now has street lights, sidewalks, a boardwalk, a fire department, rink and several parks.

2.2 MUNICIPAL ORGANIZATION

Municipal incorporation on Prince Edward Island has its foundation in our former local school boards. For many years, the local School Board was essentially the only identifiable group within the community that government and other groups could liaise with on matters of concern to the community. In the late 1960's the province began its school consolidation program and by the mid 1970's all local community schools had been closed and local school boards disbanded. This left the old school districts without any recognizable body to which governments and/or individuals could raise concerns.

As noted earlier, North Rustico was originally incorporated as a Village in 1954. Changes to the Municipalities Act in 1983 resulted in a change of the name to the Community of North Rustico. In 2013 the Council issued a request to the Provincial Government to change the status and name of the community to the Town of North Rustico. This request was approved on November 16, 2013.

Most communities on Prince Edward Island originally incorporated for two main reasons – the collection of fire dues and to have an identifiable group to represent the residents on local and regional matters. At the time of its incorporation North Rustico was given five main areas of authority that were standard for all communities: administration, fire protection, garbage collection, street lighting and recreation.

2.3 SITE AND SITUATION

The Town of North Rustico is located on the North Shore of Prince Edward Island 18 miles northeast of the provincial capital Charlottetown and immediately to the east of the Resort Municipality of Stanley Bridge, Hope River, Bayview, and Cavendish. The Town is also part of Lot 25 (see Map 1). The total area of the municipality is

LOCATION MAP

2.3 square kilometers. The most prominent features of the local landscape are the harbor and the creek which runs along the southern boundary. There is also a smaller creek which bisects the town running to the northwest. For many years the Town has been referred to by locals as “the crick”. The balance of the topography is characterized by a low, flat area immediately adjacent to the harbor and rolling terrain to the east and west rising to two areas of more significant elevation in the vicinity of the Gulf Shore School (to the west) and the Pineau property (in the east).

2.4 POPULATION

Similar to other rural Prince Edward Island communities, North Rustico has been experiencing an extended period of population decline and also significant aging of its remaining population. Table I below shows that North Rustico’s population peaked in 1966 at 874 people and has continued to decline to a level of 583 in 2011 (according to Statistics Canada). It is interesting to note, however, that the rate of decline has slowed dramatically in recent years and the population shows signs of reaching a plateau and starting to rebound. Between 1966 and 1991 the population declined by 260 people, or almost 30 %. From 1991 to 2011 the population declined by only 31, or 5%. There was even some growth in population between 1991 and 2001 but this trend did not hold and the decline started again in 2006. Since very few residences have been lost in the Town (and a number of new single family homes, duplexes and apartments have been built recently) it is very clear that the major reason for population decline has been a reduction in household size.

TABLE 1
Town of North Rustico
Population

Year	Population
1961	780
1966	874
1971	767
1976	727
1981	694
1986	635
1991	614
1996	580
2001	548
2006	518
2011	583

For most rural communities in Prince Edward Island the common saying is that “our biggest export is our children”. North Rustico clearly has also suffered a similar fate. Limited year round employment opportunities and a complete lack of post-secondary education facilities have resulted in many young adults having to leave the Town. The draw of very high paying jobs in Western Canada has caused many young and even middle aged adults to relocate, at least on a seasonal basis. Table 2 depicts the current age structure of the Town and compares it to the provincial average. While Prince Edward Island generally has an older population compared to the rest of Canada, North Rustico is much older than the provincial average. In 2011 the median age of North Rustico’s residents was 56.7 compared to the provincial median age of 42.8. In 2011 the percentage of the provincial population over 65 years of age was 16.3%. In North Rustico it was double that figure at 32.6% - or fully one third of our total population.

TABLE 2
Town of North Rustico
Age Characteristics

Age Characteristics	2006	2011
0 to 4 years	10	15
5 to 9 years	30	15
10 to 14 years	30	30
15 to 19 years	35	25
20 to 24 years	20	25
25 to 29 years	15	20
30 to 34 years	15	20
35 to 39 years	35	20
40 to 44 years	50	25
45 to 49 years	40	45
50 to 54 years	50	50
55 to 59 years	60	60
60 to 64 years	60	60
65 to 69 years	55	55
70 to 74 years	40	55
75 to 79 years	20	40
80 to 84 years	25	20
85 years and over	5	20
TOTAL	595	600

Projecting future population growth or decline for North Rustico is challenging. The 1994 Official Plan used two different population projection approaches. Using past performance and projecting these historic trends into the future the plan projected continued decline at

historic rates and ended up with a population projection of 518 by 2006. Clearly this was overly pessimistic in hindsight. The second approach was the “ratio” method and simply projected the future population of the Community as a constant percentage of the Provincial population. This ended up with a 2006 population projection of 649. Clearly this was overly optimistic.

The fact remains that despite a lack of year round employment opportunities, North Rustico remains a very appealing place to live. The Town is well within the commuter shed of the City of Charlottetown for younger families. It is certainly one of the most beautiful communities on the Island. It is safe and has a truly exceptional local school. For seniors the appeals of the Town are equally strong. It has become apparent that housing demand is not the main determinant of future population growth for the Town, but rather it is housing supply. When new senior friendly housing units have been constructed in the Town they have been filled quite quickly. Developing new affordable housing options for younger families, however, has proved more challenging to date.

It would appear that the population of North Rustico has reached somewhat of a plateau and further declines may be much more moderate. The trend in 2011 is certainly encouraging and hopefully is an indication of the beginning of a trend toward a period of positive population growth. Additional affordable housing opportunities will be critical in achieving future population increases. Any significant population increases in the future, however, will likely also require additional development efforts and new employment opportunities.

2.5 PRESENT LAND USE

2.5.1 General

A Present Land Use Survey was conducted as part of the Planning process and the results are shown on Map 2. Table 3 is taken from the 2001 Official Plan and reflects the results of a 2000 land use survey. Given relatively slow rates of development the numbers have changed little since 2000. The most notable changes have been the new housing units along the Cavendish Road (Rte 6) in the vicinity of the Liquor Store (semi's and triplexes), the new apartment building on Church Hill Ave, conversion of the former Legion Building from institutional to apartments, and most recently the initial servicing of the Pineau Subdivision off Rte 6 and the construction of the new sewage treatment facility on the former dump site.

TABLE 3
Town of North Rustico
Land Use by Acreage

Land Use	Acreage	% of Total
single family dwelling	100.8	16.2
duplex	9.5	1.5
farm residential	1.9	0.3
summer residential	5.2	0.8
residential/commercial	6.0	1.0
commercial	13.8	2.2
institutional and public	9.9	1.6
recreational	11.1	1.8
industrial	7.2	1.2
agricultural	199.2	32.0
undeveloped	145.2	23.3
roads	41.0	6.6
woods	72.2	11.6
TOTAL	623.0	100.0

2.5.2 Residential

As shown in Table 3, single family dwellings were the predominant housing form in 2000 and this has not changed significantly in the intervening years. While single family dwellings are expected to remain the most popular housing choice, it is recognized that new housing forms are needed. As noted earlier, we have seen recent construction activity for both apartments and semi-detached and triplex housing units. The majority of these new units appear to have been occupied by seniors or “empty nesters”, however, and additional affordable housing options for young families remain a necessity.

There are a variety of architectural types in the Town with older traditional homes interspersed with more modern designs. For the most part housing scale has been maintained. The smaller, clustered residences close to the water are a result of the transformation from farming to fishing. There has been recent evidence of some of these smaller homes undergoing significant expansion and renovation, no doubt in part due to their exceptional location and views. This trend could eventually cause some lower income families and individuals to be displaced and could lead to increased demand for affordable new housing options in the Town. The availability of smaller, very affordable homes and the close ties between local family members has traditionally made North Rustico a place where even those with very

moderate incomes could afford to maintain their own single family residences. Maintaining affordable housing options for our lower income families and seniors in the future will need to be a priority for Council.

Almost all recent residential development in the Town has been “infilling” or development of existing serviced parcels of land. The last major new subdivision developed in the Town was Lantern Hill. This subdivision was developed in 1978 and was the subject of an annexation at that time. Approximately one half of this subdivision has been developed and the balance remains as vacant land. While significant development of the existing lots has occurred, there are still vacant serviced lots in this subdivision.

When Lantern Hill was first developed the cost to provide full services to a new lot were in the order of \$12,000 per lot (roads, sewer and central water supply). With the significant increases in the cost of petroleum related products and labour, this cost has risen to over \$30,000 per lot, and this does not include the cost of land. Given that residential lot values in most rural communities across Prince Edward Island are less than \$30,000, this has made it almost impossible for developers to consider developing new serviced residential subdivisions. This is one of the major reasons for the spill-over of residential development to unserviced lots just beyond the boundaries of many of our serviced communities, including North Rustico.

A number of municipalities have responded to this problem by becoming directly involved in the development of new serviced residential subdivisions. Examples would include Miscouche, Kinkora, and Alberton. In 2009 North Rustico Community Council decided to pursue its own residential development by purchasing the Pineau property at the northern boundary of the municipality along Rte 6. A public meeting was held to approve the purchase and the proposal received strong support. Initial servicing of the new subdivision started in 2013 with the potential of approximately 65 new single family lots. Current plans are for a mix of new apartments, duplexes and single family homes. By utilizing access to cost-shared infrastructure funding it is hoped that these lots can be brought to market at affordable prices.

MAP 2
PRESENT LAND USE

2.5.3 Rural Resource

There is presently only one active farm in the Town. It is becoming increasingly surrounded by residential and commercial development. At some point in the future this farm will likely be made available for development, but there are no indications of this happening in the immediate future. There is also one large farm field in the western portion of the Town close to the Line Road. It is owned by a non-resident farmer and is currently being used by Cavendish Farms for potato production (and related crops). A number of other smaller open fields and wooded areas exist throughout the Town. Some are used for agricultural production but others remain vacant and idle.

2.5.4 Commercial and Industrial

The 2000 land use survey indicated 13.8 acres of commercial land and 7.2 acres of industrial land in the Town. This has changed very little since 2000. The major changes in terms of commercial activity have been the closure of the second food store and the relocation of the co-op to its former location (the former co-op building remains vacant as of 2013), construction of the new pharmacy and health centre and the purchase by the Fisherman's Wharf Restaurant of some additional parking area. Otherwise commercial activities remain largely unchanged with the following commercial services available: service station; bakery; Credit Union; 4 restaurants; hair dresser; fitness centre; sweater shop; gift store; fish market; real estate office; tourism cottages and motel; post office; lounge (at the Lion's Club); and liquor store. While the large North Rustico Home Hardware store is legally in the Resort Municipality, it is located on the boundary of North Rustico and is very much an integral part of the economy of the Town.

Industrial activities are primarily related to the fishery but also include Pinneau's Fuels and the bottle exchange. The deep sea fishing operations and fish markets are located within the "fishing industrial area" adjacent to the harbor, but they are essentially commercial operations.

2.5.5 Institutional

Under "Institutional and Public" the 2000 land use survey indicates 9.9 acres. The biggest change since 2000 has been the closure of the Royal Canadian Legion Branch and its conversion to an apartment building. Institutional facilities in the Town include:

Gulf Shore Consolidated School

Stella Maris Roman Catholic Church
North Rustico Post Office
Fire Department / Civic Office

2.5.6 Parks and Open Space

Parks and open space were listed in the 2000 land use survey as 11.1 acres. This appears to include Centennial Park and perhaps the Boardwalk land. There is also a significant area of playing fields adjacent to North Star Arena which is owned by the North Rustico Recreation Commission. There have been no new parks established since 2000 but there is a large conservation area that is owned by the municipality adjacent to the Pinneau property. Once the new subdivision is opened up there are plans to develop this site to provide better public access. This site is 11 acres in size and it will add a significant new “extensive” or “passive” park space for Town residents to enjoy. When the large playing fields and open land around the Gulf Shore School are added, it is apparent that the Town is very well supplied with parkland and public open space.

2.6 BUILDING PERMIT ACTIVITY

Building permit activity has slowed significantly since 2002. Table 4 depicts building permit activity from 1994 to 2013. It is evident that both residential and commercial growth rates have been relatively slow throughout this period. Permit activity generally, however, shows a decline from slow to moderate rates from 1994 to 2001, to very slow after 2002. Since 2002 there have been four years where no new residential units were constructed. There has been a recent trend, however, to more multi-family buildings since 2004. This trend is expected to continue.

There has certainly been a downturn in the regional tourism economy since 2002 and the lobster industry has also been facing difficult times. While there are a number of available residential building lots in North Rustico, supply is quite limited and prices are relatively high. It is certainly hoped that the new Pineau subdivision may result in a larger supply of affordable residential building lots and, hopefully, an increase in residential housing starts.

TABLE 4
Town of North Rustico
Building Permits

Year	SFD	Multi Fam	Ind	Comm
1994	9	1	0	0
1995	5	0	0	1
1996	3	0	0	0
1997	7	0	0	0
1998	1	0	0	0
1999	3	0	0	0
2000	7	0	0	0
2001	2	0	0	1
2002	7	0	0	1
2003	3	0	0	0
2004	1	1	0	0
2005	2	2	0	0
2006	3	0	0	0
2007	0	0	0	0
2008	1	1	0	0
2009	0	0	0	0
2010	0	2	0	2
2011	3	1	0	1
2012	1	2	0	0
2013	0	0	0	1

2.7 THE LOCAL ECONOMY:
NORTH RUSTICO AND THE NORTH SHORE

On the surface, North Rustico’s economy is based primarily on the fishery and tourism. Equally, if not more important, however, is North Rustico’s role as a regional service centre for a very large rural area on Prince Edward Island’s central North Shore. The combined service areas for the North Rustico Fire Department, the Stella Maris Roman Catholic Church, the Stella Maris Credit Union, the Gulf Shore Consolidated School, North Rustico Home Hardware , the Co-op food store, the North Rustico Pharmacy, North Star Rink, etc. extend beyond Oyster Bed Bridge in the east, Hunter River in the south and New London in the west. During the off-season months the adjacent Resort Municipality has a tiny year round population and North Rustico is its true community focus and service area.

While the lobster fishery has declined somewhat from its peak and lobster prices have been low for an extended period, the fishery

remains a very significant part of North Rustico's economy and a huge part of its identity. Local fishers have expanded their markets to include various other species and many have targeted the tourism market with deep sea fishing charters.

Tourism is a major element of the seasonal economy with many national and international visitors being drawn to the area by the Prince Edward Island National Park and its beaches, together with the stories and the vivid images painted by internationally renowned author Lucy Maud Montgomery. North Rustico is a key service area for tourists visiting the central North Shore of the Province and it also provides critically important services to a very significant number of local and regional tourism operators.

The future of both the fishery and tourism are being challenged by weak economies in many of our traditional markets, together with growing competition both nationally and internationally. Efforts to strengthen fish prices and tourism visitation and spending will require leadership from both the Federal and Provincial governments together with concerted efforts by local operators to improve our products and increase our efficiency.

2.8 TRANSPORTATION

The primary transportation route through the Town of North Rustico is Route 6, or the Cavendish/Rustico Road. This Route connects south (via Route 7 and Route 2) to the Provincial capital of Charlottetown and west to the Resort Municipality, Stanley Bridge, New London and Kensington. Route 6 is a key regional collector highway on a year round basis but its traffic volumes during the peak tourism season increase quite dramatically. Other significant local streets include Harbourview Drive, which connects to North Rustico Harbour, Church Hill Avenue, which connects to the Prince Edward Island National Park and Hilltop Avenue, which connects to Gulf Shore Consolidated School. There are also a number of local subdivision and residential streets. The older streets close to the harbor are often quite narrow.

All streets in the Town are owned and maintained by the Provincial Government. Most are in good condition but, as noted above, some are quite narrow and many have inadequate storm water drainage systems.

Pedestrian facilities in the Town have been expanded in recent years. There are now a number of local sidewalks together with a truly exceptional boardwalk running along the shore parallel to Harbourview Drive. This boardwalk is well used by local residents and visitors and

has become a significant local attraction. Unfortunately the Confederation Trail does not connect to the Island's North shore but there is an exceptional system of trails and a new dedicated bikeway running the length of the National Park. Various discussions have taken place for a number of years about creating a connection to the Confederation Trail but to date no firm plans are in place and no action has been taken.

2.9 MUNICIPAL SERVICES

2.9.1 Sanitary Sewer

Almost all lots in the Town are serviced by the central sewer system. In 2013/14 a brand new sewage treatment facility was installed to replace the somewhat problematic RBC system. The location has also been moved to a much higher location which will not be threatened by flooding due to storm surge in the future. The level of treatment provided by the new system will exceed all present and projected effluent standards for the foreseeable future.

2.9.2 Central Water

Almost all properties in North Rustico are connected to the central municipal water system. There were a few properties close to the harbor that were not connected in the past but these were connected in 2013.

2.9.3 Fire Protection

The Town of North Rustico has its own volunteer fire department located directly adjacent to the municipal offices.

2.9.4 Police Protection

The Town of North Rustico receives police protection from the RCMP detachment based in the former Community of West Royalty. This service is provided from the Province and at present, there are no other feasible alternatives.

2.9.5 Solid Waste Management and Recycling

The Town of North Rustico participates in the province-wide waste reduction strategy managed by the Island Waste Management Corporation. Residents sort their household waste, compost and recyclables for road side pick-up. This situation is a vast improvement

as it was previously the responsibility of residents to individually dispose of their household waste in an environmentally responsible manner. The former municipal dump site on Timber Lane was the destination for the majority of residents' garbage in the past. The site is now closed and the sorted solid waste products are now trucked to the recycling/composting plant in nearby Brookfield.

2.9.6 Social and Recreation

By any standard North Rustico can be said to be a close knit community. The area's strong Acadian cultural traditions and the pronounced number of extended family connections give the community a unique sense of identity and familiarity. In addition to a very active Town Council there exists a wide variety of organizations within the community, many of which operate on a regional basis, including:

- Lions Club/Lionettes
- Senior Citizens Club
- Catholic Women's League
- Knights of Columbus
- North Star Arena
- North Rustico Recreation Committee
- Minor Hockey/Wings on Ice Figure Skating
- Stella Maris Parish Council
- Stella Maris Credit Union
- The Cooperative
- Fisherman's Association and Port Authority
- Sea Cadets
- Home and School Association
- Canada Day Committee
- North Rustico Volunteer Fire Department
- Computer Access Site
- Star of the Sea Dramatic Group

North Rustico is well supplied with parks and recreation facilities but recreational programming has declined in recent years due to a decline in the number of children. Recreation programs at Gulf Shore Consolidated School remain very active, however, and the Central Queens Soccer Program in Hunter River is exceptionally well attended by children from North Rustico and across the region.

The largest recreation facility in the Town is the North Star Arena. There are also playing fields associated with this facility but programming at present is somewhat limited. If more young families

can be attracted to locate in North Rustico it is hoped that more programs can be supported. There are also major recreational facilities at the North Shore Consolidated School that at present are well used during school hours but could potentially be more actively used after school if demand increased.

Centennial Park is the Town's major park. It is well developed and its central location makes it popular with local families and a logical centre-piece or focus for celebrations of all kinds like the Canada Day Celebrations. There is also a linear park running along the shoreline adjacent to the Boardwalk and a Conservation Area located in the new Pineau subdivision. As this new area becomes more developed the Community will have access to a unique protected natural area to enjoy, hopefully with walking trails and other amenities.

2.10 ENVIRONMENT

2.10.1 Surface Water and Groundwater

The major environmental concern in all Prince Edward Island communities is the protection of surface and groundwater resources. A basic knowledge of the hydrologic cycle makes it clear that these resources are closely linked and mutually dependent.

Given the fact that Prince Edward Island is completely surrounded by salt water and we have no large bodies of fresh water, we are completely dependent on groundwater and wells for our domestic water supply. This makes it critical that we protect both the quality and the quantity of our ground water resources.

For North Rustico we also have to be concerned about the quality of the water in the bays and estuaries adjacent to the Town, where significant shell fish harvesting is taking place. Run-off from municipal activities, including both on-site and central waste water management facilities, can have very significant impacts on shell fish harvesting operations.

Seaside communities like North Rustico must also be concerned about the balance between fresh ground water resources and adjacent bodies of salt water. Excessive draw-down of ground water can upset this balance and lead to "salt water intrusion" resulting in wells close to the sea becoming contaminated with salt water.

As noted earlier, North Rustico has experienced problems with its former central waste water treatment system and this has created concerns about both odor and the quality of the effluent being discharged into Rustico Harbour. The new state of the art sewage

treatment system will address both of these problems and ensure adequate capacity and exceptional quality effluent for many years to come.

North Rustico's central water supply system also provides protection against any risks from salt water intrusion and potential point sources of pollution in the built up core area. Recent upgrades to our wells and extension of the system to previously unserved areas should ensure both an adequate quantity of supply to meet our needs and high water quality.

2.10.2 Climate Change and Sea Level Rise

One of the most serious environmental challenges facing all seaside communities on Prince Edward Island is climate change and resultant projected sea level rise. North Rustico has already faced significant storm surge events, the most recent and most serious being in December of 2010. At that time a combination of a major storm, high tides and a lack of sea ice resulted in the most significant flooding in recent memory. The Town was flooded from Fisherman's Wharf to the harbor and the road connecting to Rustico Harbour and the Lantern Hill subdivision was also under water.

After this event the Town and the Department of Environment, Labour and Justice formed a Committee and prepared a report on "Climate Change and Vulnerability Assessment" for North Rustico. This report prepared projections of sea level change and mapped projected Flood Zones up to 2050. The mapping indicates that the Rustico Harbour area and all of the core area from Fisherman's Wharf down to the harbor are at risk of flooding during major storm events.

The sewage treatment facility has already been moved from this area, but the Fire Hall and municipal offices are still in the flood zone. Policies must be developed to restrict future development in this area and plans must also be made to re-locate both the Fire Hall and the Municipal Offices. Over time the homes in this area and on the fringes of the flood zone will either need to be raised and retrofitted or moved.

3.0 FUTURE DEVELOPMENT GOALS

3.1 INTRODUCTION

The Goals presented in this Chapter are broad statements indicating the overall shared vision of North Rustico's Council, residents and

property owners in terms of the future evolution or development of the Town. These Goals provide the framework and general direction for the subsequent more detailed statements which follow.

3.2 FUTURE DEVELOPMENT CONCEPT

The Town of North Rustico is a special place. All residents of North Rustico cherish its unique identity and strong sense of community. Our identity is founded primarily on our unique cultural traditions and our spectacular seaside location. Our fishing traditions still permeate our lifestyle and our cultural landscape. Our strong traditions of independence and mutual support are reflected in the strong local cooperative movement, numerous local service associations and clubs and our exceptional volunteer base.

As we move forward and attempt to grow our local economy, expand our regional sphere of influence and increase our population base, we must not lose sight of the underlying qualities that have caused people to want to call North Rustico home. Development cannot be a goal in itself. Future development must be appropriate, sustainable and must contribute to the maintenance of North Rustico's established quality of life.

North Rustico has grown from humble beginnings as a farming and fishing town. Many long term residents are still dependent on the seasonal economy and have low to moderate incomes. Given the physical appeal of North Rustico's seaside location, however, we have also seen an influx of new residents seeking a retirement home. Moving forward, it will be important for Council to seek to maintain a balance of opportunity for all residents in the future. Affordable housing, affordable tax and utility rates, housing for seniors and a range of accessible town services for all those in need will be critically important.

The Future Development Concept reflected in this Plan would see the Town of North Rustico remain as a distinct and viable municipality. As Prince Edward Island moves inevitably toward a smaller number of stronger, more viable municipal service centres, it is inevitable that North Rustico will continue to expand its established role as the key service centre for the province's central North Shore. Population and economic growth are likely to follow and it will be critical that North Rustico's residents seek to maintain the underlying qualities that have made it a unique and special place.

The overall Goal of the 2000 Official Plan was, and still remains:

To enhance and promote North Rustico as a regional centre and a good place to live and work; maintain high standards of quality development; increase residential and economic opportunities; provide the residents with an acceptable level of servicing and opportunities; and provide a social, physical and economic environment that contributes to the health and well-being of the residents.

3.3 GOALS

3.3.1 General

- To preserve and enhance the unique identity and character of North Rustico.
- To continue to promote and enhance North Rustico's position as a service centre and regional focus for the central North Shore area.
- To create a Town climate which fosters a sense of safety, security and stability.

3.3.2 Social

- To foster the creation and maintenance of a safe, efficient, stable and visually appealing residential environment.
- To foster social interaction and healthy lifestyles for all residents of the Town.
- To provide for a range of housing opportunities which meet varied socio-economic needs.

3.3.3 Economic

- To protect the viability of established businesses in the Town and to enhance the commercial core area.
- To accommodate commercial/industrial expansion in a manner that is environmentally responsible and that is compatible with adjacent established land uses.
- To protect the long term viability of fishing, farming and other resource based activities.

3.3.4 Physical

- To establish a plan for future development that balances future residential and commercial development and maintains the distinct character of the Town
- To encourage the maintenance of a safe and efficient vehicular circulation system in the Town.
- To enhance the safety of pedestrians, particularly in the core area.

3.3.5 Environmental

- To protect and enhance the quality and quantity of groundwater and surface water resources in and adjacent to the Town.
- To protect and enhance significant natural areas.
- To encourage energy efficiency.
- To protect air quality.

4.0 OBJECTIVES, POLICIES AND PLAN ACTIONS

4.1 INTRODUCTION

This chapter represents the policy core of the Official Plan. Within the broad policy framework laid down by the previous chapter, the following Objectives provide more precise statements which address specific issues and concerns within the Town.

Policies and Plan Actions outline the proposed course of action to achieve the performance targets described in the Objectives. Policies indicate with some precision the approach the Council will take in pursuing its Objectives. Plan Actions are concrete measures which implement that approach.

4.2 RESIDENTIAL

The Town of North Rustico offers a very appealing location for residential development due to its excellent services, exceptional water views, close knit community charm and location within easy driving distance of the City of Charlottetown. Housing types vary from the smaller traditional “fishing village” homes close to the core area, to large, modern retirement homes to a small but increasing number of multi-family buildings.

The core area close to the harbor retains much of its original character with smaller wooden homes clustered on narrow streets. There are signs of pressure to convert some of these smaller homes to larger, more modern units, however, given their location and water views. Adjacent to the core there are a number of more modern subdivisions. Lantern Hill and Harbourview Drive have tended to attract larger, more substantial retirement homes due to the exceptional water views.

Moving forward, it will be necessary to encourage both affordable seniors housing opportunities and affordable housing options for young families. There are no full-service nursing home beds in the Town and long term residents are forced to move out of the town once they require full time care. Given the many large extended families in the Town this is most unfortunate. Most long term residents of North Rustico have a strong desire to remain in the Town or to return upon their retirement. There is very strong demand for all forms of seniors housing in North Rustico.

As noted earlier, there is a limited number of vacant serviced lots in the Town and the cost of providing full services makes it uneconomical for private developers to open new subdivisions in North Rustico. In response, Council has followed the lead of other rural communities and has purchased land and started to provide services (using its access to subsidized municipal infrastructure funding). The first road in the new Pineau subdivision is now in place and hopefully housing starts will begin soon. As demand dictates, other phases will hopefully be brought on line as funding permits.

Council must also be willing to encourage other innovative, affordable housing forms in order to encourage young families to locate or stay in the Town.

The current Zoning Bylaw uses terminology which is quite different from the accepted zone definitions which are in common usage across Prince Edward Island. In addition, there is no exclusive single family residential zone in North Rustico. In order to offer better protection for established single family neighbourhoods and to make residential zoning definitions more compatible with other communities, it is desirable to create new residential zoning definitions in the Zoning Bylaw.

OBJECTIVES:

- To specifically target the housing needs of seniors and young families.

- To encourage a range of cost-effective residential development options.
- To enhance and protect the character and appearance of established residences and neighbourhoods.
- To encourage residential development standards which stress safety, efficiency, aesthetic appeal, land use compatibility, environmental sustainability and fostering of healthy lifestyles.

POLICIES:

Policy PR-1: Zoning

It shall be the policy of Council to establish new Residential Zones in the Zoning and Subdivision Control Bylaw which are closer to those in use in other Island municipalities, and which offer better protection for established neighbourhoods. The new zones will define standards for Single Family, Two Family and Multi Family residential neighbourhoods. All existing neighborhoods will be re-zoned into the new zones in a manner which will best reflect the established development character.

Plan Action:

- The Zoning and Subdivision Control Bylaw shall establish a Single Family Residential Zone (R1), a Two Family Residential Zone (R2), a Multi Family Residential Zone (R3) and a Mini Home Residential Zone (RM) and all existing neighbourhoods will be re-zoned into the new zones in a manner which reflects the established development character. Vacant lands will be zoned in a manner which will encourage appropriate future residential development which meets local needs. The RM Zone shall be established as a “floating zone” and no lands will be designated on the Official Zoning Map. New Mini Home developments shall proceed via a Zoning Bylaw amendment, but no Official Plan amendment shall be required.

Policy PR-2: Minimum Lot Standards

It shall be the policy of Council to establish minimum residential lot standard for all residential zones.

Plan Action:

- The Zoning and Subdivision Control Bylaw shall establish minimum lot standards for all Residential Zones.
- The Zoning and Subdivision Control Bylaw shall establish flexible criteria which will permit “sensitive infilling” in established neighbourhoods in order to maintain the established residential character.

Policy PR-3: Undersized Lots

It shall be the policy of Council to permit the development of existing undersized lots under certain conditions.

Plan Action:

- The Zoning and Subdivision Control Bylaw will permit the development of existing undersized lots provided that all other provisions of the Bylaw are met.

Policy PR-4: Residential Compatibility

It shall be the policy of Council to encourage a housing mix compatible with adjacent areas.

Plan Action:

- Permanent occupancy of travel trailers or recreational vehicles will be prohibited. Temporary occupancy may be permitted by way of a temporary permit for a fixed period of time.
- Mobile homes will not be permitted to be located in the Town.
- Mini-homes shall be permitted in RM Zones and as an accessory residence on a farm in A1 Zones and will also be considered as a Special Permit Use in Residential Zones and may be approved by Council where Council deems they would be compatible with the established architectural character of the neighbourhood.

Policy PR-5: Residential Development Standards

It shall be the policy of Council to establish residential development standards relating to density, architectural harmony, setbacks, parking, buffering and other matters in order to enhance the health, safety and convenience of residents.

Plan Action:

- The Zoning and Subdivision Control Bylaw will establish residential development standards relating to lot sizes, setbacks, servicing, open space, parking, buffering and other related matters.
- Council will encourage residential properties to be developed and maintained at a high standard.
- Council will encourage energy efficiency and reduced water consumption in residential construction.

Policy PR-6: Accessory Apartments

It shall be the policy of Council to permit the addition of an accessory apartment to any single family dwelling provided that the exterior of the residence retains an appropriate single family appearance and the lot has suitable septic disposal capabilities, or is centrally serviced.

Plan Action:

- The Zoning and Subdivision Control Bylaw will permit the addition of an accessory apartment to any single family dwelling provided that adequate parking spaces are provided, the apartment has safe fire exits and meets all requirements of the fire marshal and the exterior of the residence retains an appropriate single family appearance.

Policy PR-7: In-Home Occupations

Dramatic changes in the workplace combined with new telecommunications technology such as computers, the internet, modems and fax machines have made it possible, and sometimes imperative, that more people work out of their homes. With this trend in mind, Council shall permit a range of in-home occupations in

residential areas, provided there is no significant negative impact on adjacent properties or the immediate neighbourhood.

Plan Action:

- The Development Bylaw will set out standards for home occupations, which limit potential residential conflicts such as noise, hours of operation, square footage, number of employees, parking, signage, physical changes to the structure and any other factors which may represent an impediment to the safety, convenience or enjoyment of neighbouring residents.

Policy PR-8: Bed & Breakfast

It shall be the policy of Council to permit and in fact encourage the operation of small scale “bed and breakfast” establishments in all residential zones, provided they have no negative effects on the surrounding neighbourhood.

Plan Action:

- The Development Bylaw shall permit the operation of “bed and breakfast” establishments in all residential zones provided that they are limited in terms of size, signage, parking, dining facilities and that the overall visual appearance of the building and character of the neighbourhood is not negatively affected.

Policy PR-9: Housing Development and Promotion

It shall be the policy of Council to work with the private sector and other levels of Government to increase residential subdivision and development in the Town.

Plan Action:

- Council will work co-operatively with land owners and developers to appropriately cost-share servicing of vacant residential land in the Town.
- Council will seek to pursue all available cost-shared funding programs in order to subsidize the cost of development and limit public expenditures.

- Where appropriate private sector partners cannot be found, Council will pursue the option of purchasing land directly and pursuing the most cost-effective method of servicing.
- When new residential lots have been made available, council will seek to market these lots in a fair and affordable manner. Special incentives will be considered to encourage young families with children to move into the Town.
- Council shall initiate a promotional program aimed at attracting new residents to the Town.

4.3 COMMERCIAL

Commercial development in North Rustico is centered in the core area, with a smaller cluster of facilities located on the northern boundary. Other than the new Robin's restaurant which was constructed in 2010, there has been little new commercial development in the core area for an extended period. Most facilities in the core area are clustered adjacent (or in close proximity) to the main intersection of the Cavendish Road, the Rustico Road, Harbourview Drive and Co-Op Lane. This intersection is complex in terms of its geometry and extremely busy during the seasonal peak period. Vehicular turning movements are problematic and pedestrian safety when attempting to cross the roads in this vicinity has been a major concern for many years. These issues are compounded by the many busy driveways from the Irving Station, Fisherman's Wharf, the Co-op Food Store (and former Co-op Store), Amanda's Restaurant, the Post Office and the Village Bakery. Just to the west of this intersection lies the By the Bay Restaurant, the Credit Union, Robin's, the Sweater Shop, Eternal Fitness Gym and Timber Lane, which connects to the Lion's Club and Bottle Exchange.

The cluster of businesses at the northern boundary of the Town on the Cavendish Road includes the Liquor Store, the Pharmacy and medical clinic and the large North Rustico Home Hardware facility. This store is actually located just outside the border of the Town in the Resort Municipality, but it is functionally very much a part of the North Rustico business community.

There is limited room for expansion in the core area but opportunities do exist to potentially convert some of the residential properties on Timber Lane to commercial use if demand exists. Council is also

currently looking at the potential development of a seasonal retail cluster close to the fishing harbor. Such a facility is intended to be similar in concept to the seasonal retail complex on the causeway in St.Peters. It is intended to complement the existing tourism oriented facilities in the core area and hopefully extend the length of stay of the many visitors who presently pass through this area.

A long term plan for upgrading the commercial core area is needed. This should include an overall Master Plan, improvements to vehicular and pedestrian circulation, an overall signage strategy, wayfinding system, street furnishings and landscaping.

There is also potential to further expand the cluster of retail facilities at the northern boundary of the Town. This potential would be greatly enhanced if the North Rustico Home Hardware facility and the associated vacant lands could be amalgamated within the Town. Such a change would require the support of the property owners and the Council of the Resort Municipality.

OBJECTIVES:

- To encourage additional commercial/industrial activity which would enhance the local business community and strengthen North Rustico's regional service role.
- To minimize potential land use conflicts between commercial development and local residents and landowners.
- To protect the interests of established commercial/industrial business operators and encourage a stronger dialogue between regional business interests and between the business town and Council.
- To upgrade the Town's commercial core area.
- To increase local employment opportunities.

POLICIES:

Policy PC-1: Zoning

It shall be the policy of Council to zone all established commercial uses in the Zoning and Subdivision Control Bylaw as "Commercial" unless they pose safety concerns or create significant land use conflicts with

neighbouring properties and to also zone land adjacent to core area and adjacent to the northern commercial cluster in order to accommodate future commercial growth.

Plan Action:

- All current commercial developments other than “in-home occupations” will be designated as Commercial (C1) Zones in the Zoning and Subdivision Control Bylaw.
- Additional lands will be zoned Commercial adjacent to the Core are and adjacent to the northern commercial district.

Policy PC-2: Buffers

It shall be the policy of Council to establish adequate buffer areas adjacent to any new or expanded commercial developments in order to minimize any negative effects on adjacent properties.

Plan Action:

- The Zoning and Subdivision Control Bylaw shall establish minimum buffer area requirements, ie. setbacks, screening, etc. for any new or expanded commercial developments in order to mitigate negative impacts on adjoining properties.

Policy PC-3: Core Area Plan

It shall be the policy of Council to seek funding support in order to prepare a long term Master Plan for the commercial core area.

Plan Action:

- Council shall seek funding support in order to support the preparation of a Master Plan for the Core Area which would address the preparation of an overall Plan for the area; vehicular and pedestrian circulation upgrades; an overall signage strategy; wayfinding system; street furniture and landscaping.

4.4 INDUSTRIAL

There are limited industrial facilities within the Town of North Rustico at present but there may be opportunities to promote North Rustico as a

location for various “value-added” activities, cottage industries and other industrial activities that could capitalize on North Rustico’s strong and dedicated work force. The current fishing-related activities adjacent to the wharf are also currently designated as “industrial” and form a very significant portion of the Town’s industrial land base and its economy. When pursuing industrial opportunities Council must be careful to ensure that they will contribute in a positive way to the quality of life in the Town and be environmentally sustainable. Any expansion or further industrial development should only proceed if central services are available and if the proposed development is compatible with any adjacent residential or agricultural land uses.

OBJECTIVES:

- To encourage further industrial development where it can be sensitively integrated into the Town.
- Where such facilities are already established to protect their long term viability unless there are significant land use conflicts with adjacent properties.
- To encourage local employment opportunities.
- To protect the viability of the local fishery.

POLICIES:

Policy PM-1: Zoning

It shall be the policy of Council to zone all established industrial uses in the Zoning and Subdivision Control Bylaw as “Industrial” unless they pose safety concerns or create significant land use conflicts for neighbouring properties. New industrial uses shall proceed via a rezoning application and an amendment to the General Land Use Plan.

Plan Action:

- All current industrial developments will be designated as Industrial (M1) Zones in the Zoning and Subdivision Control Bylaw.

4.5 AGRICULTURE

There is only one active farm located within the boundaries of North Rustico, but there are a number of actively farmed fields within the

municipality. Given the relatively low levels of development in the Town in recent years, it is likely that some significant level of agricultural production will remain within the municipal boundaries for many years to come.

It is important, therefore, to recognize agriculture as a long term land use within the Town and to offer resource activities appropriate protection from residential encroachment. The best way to do this is to designate an Agricultural Zone in the Zoning and Subdivision Control Bylaw and to designate significant blocks of agricultural land for protection, at least for the medium term.

Current market conditions make farming challenging and the Town must be sensitive to these challenges. To the extent practical, however, resource lands should be encouraged to be kept in active agricultural use, particularly where they are not currently serviced.

While there are inevitable minor conflicts between farmers and non-farm residents, the Town accepts these minor nuisances as part of our rural lifestyle.

OBJECTIVES:

- To protect the long term viability of farming in the Town.
- To minimize conflicts between farmers and non-farm residents.

POLICIES:

Policy PA-1: Zoning

It shall be the policy of Council to designate an Agricultural Zone which will protect farm properties from the intrusion of conflicting land uses and serve to discourage the premature conversion of primary resource lands into non-resource use.

Plan Action:

- The Development Bylaw shall designate all those significant blocks of land currently in agriculture use, and which are not yet serviced, as an Agricultural (A1) Zone.
- Council shall work with the local farming town and residents to minimize land use conflicts.

Policy PA-2: Livestock Operations

It shall be the policy of Council to protect existing livestock operations from residential encroachment, but also to protect existing residents from the encroachment of new large-scale livestock operations.

Plan Action:

- The Development Bylaw shall restrict any new residential development from locating within five hundred feet (500') of an existing livestock operation.
- The Development Bylaw shall prohibit any new intensive livestock operation from locating within one thousand feet (1000') of any existing residences.
- Council will endeavour to ensure that all livestock operations in the Town comply fully with all Provincial regulations in relation to manure handling and storage and other matters.

Policy PA-3: Riparian Zones

It shall be the policy of Council to support the protection of the Provincially designated Riparian Zones adjacent to streams and wetlands in the Town.

Plan Action:

- Council will work with the Provincial Government to ensure that designated Riparian Zones adjacent to streams and wetlands are appropriately protected and managed.

4.6 TRANSPORTATION

Significant volumes of traffic pass through the Town of North Rustico and the safety of the travelling public and pedestrians are major priorities for Council. While all roads in the Town are owned and maintained by the Province, Council has a responsibility to ensure that

the road system adequately serves the needs of local residents and businesses and that the road system is safe and efficient.

Pedestrian systems are a joint responsibility and the Province tends to be primarily concerned about pedestrian safety along Provincially designated major routes, while Council takes primary responsibility for sidewalks and walkways along interior residential streets, within parks and in other locations not directly associated with the street system.

Even in those areas where Council does not have direct responsibility for development or maintenance of the road or pedestrian systems, Council needs to be proactive in identifying transportation priorities to the Provincial Government and lobbying for improvements.

Perhaps the major transportation issue in North Rustico is the intersection of the Rustico Road, the Cavendish Road and Harbourview Drive. Traffic volumes through this complex intersection are very high during the peak tourist season and speeds through this intersection are a problem at all times during the year, particularly for through truck traffic. A redesign of this intersection which would improve the safety of turning movements, improve pedestrian safety and include some “traffic calming” measures to reduce speeds is a high priority for Council and the public. Any redesign should also include better control and some realignment of the driveways from adjacent businesses.

OBJECTIVES:

- To protect the safety of the travelling public.
- To maintain safety and efficiency of the Province’s Highway system.
- To limit uncontrolled access and turning movements on all roads in the Community.
- To ensure a high level of maintenance on all roads in the Community.
- To enhance pedestrian safety and encourage active lifestyles.

POLICIES:

Policy PT-1: Access

It shall be the policy of Council to support the current Highway Access Regulations and to limit uncontrolled highway access.

Plan Action:

- The Development Bylaw shall require the issuance of an Access permit from the Provincial Government prior to the issuance of any development permit.

Policy PT-2: Maintenance

It shall be the policy of Council to work with the Provincial Government to ensure that all roads in the Town are maintained in good condition.

Plan Action:

- Council will meet with officials from the Provincial Government on an annual basis to discuss road maintenance and upgrading priorities in the Town.

4.7 ENVIRONMENT

Fortunately, all properties in North Rustico are connected to the central sanitary sewer system and the central water supply system. This offers great benefits from a public health perspective and protects property values. It does not, however, negate all concerns about ground water contamination. The Town must still be aware of all potential point sources of pollution and work with the Provincial Government to control them. We must also be concerned about the health of the surface waters which are within or adjacent to our Town. Our local streams must be protected from contamination and excessive siltation and our bays and estuaries must remain healthy for shellfish production. While Council does not have primary responsibility for the protection of our environment, control of problematic land uses and better regulation of construction activities is within our jurisdiction. Council can also be vigilant and make sure that all Provincial Regulations are being enforced adequately.

Council has already installed a new state of the art sewage treatment system which should produce exceptional quality effluent which meets or exceeds all present and projected Federal standards. Moving forward it will be important to continue to routinely monitor our collection and treatment system to ensure that it performs within its design parameters.

Storm water management systems in the Town are in need of upgrading and should be upgraded as budgets permit, hopefully with the participation of the Provincial Government. Better storm water management practices will help to reduce potential flooding and also offer better protection to streams and bays.

As sea levels continue to rise and the intensity of storms continues to potentially increase, we must discourage further development in flood prone areas, look to relocate flood prone facilities – such as the fire station, and encourage retrofitting or removal of existing properties in the flood zone.

Council can also play a role in reducing energy consumption and minimizing air pollution. Controlling land uses which produce air or water contaminants can be addressed in the Zoning and Subdivision Control Bylaw. Removing any regulatory impediments to the installation of wind and other alternate energy systems is also important. Council can also lead by example and pursue energy savings at every opportunity.

OBJECTIVES:

- To protect the quality and quantity of ground and surface water resources.
- To protect air quality.
- To encourage energy conservation and the use of alternate energy systems.

POLICIES:

Policy PE-1: Point Sources of Pollution

It shall be the policy of Council to work with the Provincial Government to identify and control potential point sources of groundwater and surface water pollution.

Plan Action:

- Council will work with the Provincial Government to help identify and control potential point sources of pollution such as

underground and above ground petroleum storage, pesticide and fertilizer storage, other chemical storage, manure storage, etc.

Policy PE-2: Septic Systems and Wells

It shall be the policy of Council to work with the Provincial Government to ensure that any remaining on-site sewage treatment systems and wells in the town are installed at a high standard and are appropriately maintained. Where systems are abandoned Council shall endeavour to ensure that the systems are removed and proper abandonment techniques are utilized.

Plan Action:

- The Zoning and Subdivision Control Bylaw shall require that all new on-site treatment systems and wells are approved by the Provincial Government.
- Council will encourage all property owners to perform regular maintenance on their on-site systems.
- Council will provide information to the public on the proper installation and maintenance of on-site wastewater treatment systems

Policy PE-3 Central Services

It shall be the policy of Council to maintain the central waste water collection and treatment systems and the central water supply and treatment systems to a high level and to perform regular maintenance and monitoring procedures. Council shall also work to connect all properties to the system on a priority basis as budgets permit.

Plan Action:

- The Zoning and Subdivision Control Bylaw shall require that all properties in all zones must be connected to central services where those services exist. Developers shall also be responsible for installing all central services within new subdivisions.

Policy PE-4: Riparian Zones

It shall be the policy of Council to support the protection of Provincially designated Riparian Zones adjacent to streams and wetlands in the Town, and where necessary or appropriate to impose larger conservation areas.

Plan Action:

- Council will work with the Provincial Government to ensure that designated Riparian Zones adjacent to streams and wetlands are appropriately protected and managed.
- Where Council deems that the Provincially required Riparian Zones are not adequate to protect the long term health of the stream or wetland, Council may require a larger buffer area as part of a subdivision or development

Policy PE-5: Alternate Energy Systems

It shall be the policy of Council to encourage the use of alternate energy systems in the Town.

Plan Action:

- A windmill enabling section will be added to the Zoning and Subdivision Control Bylaw.
- Council will endeavour to encourage the use of alternate energy systems in the Town and will work to reduce or eliminate any regulatory hurdles which may be in place.

5.0 GENERAL LAND USE PLAN

The General Land Use Plan is a conceptual representation of the direction Council envisions land use patterns emerging over the next fifteen years. It lays the foundation and establishes the direction for the Zoning Map in the Development Bylaw, which is normally more precise in terms of boundaries and land use designation. The Zoning Map must, however, conform to the General Land Use Plan.

In formulating the General Land Use Plan, Council has applied the following criteria:

- Land use conflicts shall be minimized.
- Commercial development shall be limited and directed toward established commercial clusters. Established commercial and industrial developments shall be protected.
- Existing Institutional developments shall be protected.
- Existing residential neighbourhoods shall be protected.
- Existing agricultural activities shall be protected.
- All other relevant policies and principles included in this Plan shall be implemented.

MAP 3
GENERAL LAND USE PLAN

6.0 IMPLEMENTATION

6.1 ADMINISTRATION

Administration of this Plan shall be the responsibility of Council. Council shall, however, seek the input of Planning Board on matters pertaining to the Plan. The primary implementation tool for this Plan is the Development Bylaw. Aspects of the Plan may also be implemented through other municipal bylaws and regulations, Council's operating policies and procedures, the municipal budget and other appropriate Council actions. Council may also delegate aspects of the implementation of this Plan or the Development Bylaw to a Development Officer appointed by Council.

6.2 DEVELOPMENT BYLAW

Immediately upon approval by the Minister of Finance and Municipal Affairs, Council shall amend its current Zoning and Subdivision Control (Development) Bylaw to be in conformance with the policies and provisions of this Plan, in accordance with the provisions of the *Planning Act*. The revised bylaw shall be referred to as the Town of North Rustico Zoning and Subdivision Control (Development) Bylaw.

The Development Bylaw shall set out specific land use zones, permitted uses for each zone, standards and procedures for development and land use, and standards and procedures for the subdivision and consolidation of land in the Town. The Bylaw may also provide for "conditional" and "special permit" uses. Conditional uses shall be subject to such restrictive conditions as Council deems appropriate. Special Permit uses represent exceptions to the "permitted uses" in each zone and shall be approved at the sole discretion of Council.

6.2.1 Approval of Development or Change of Use

The Development Bylaw shall require any person undertaking any development, change of use of land or premises or subdivision/consolidation of land to apply for a permit using a standard application procedure. Exceptions shall be noted in the Bylaw. Council may attach such conditions as it deems appropriate to any permit in order to ensure conformance with this Plan.

The Bylaw may also require submission of a Construction Plan for the development outlining such details as construction phasing, stockpiling of soil, screening or fencing, erosion or run-off control measures, heavy

truck traffic access, hours of operation and any other items which could present a nuisance or hazard during construction.

Once the development is approved, a numbered permit will be issued which must be displayed at the site. The receipt of a development permit does not excuse the applicant from complying with any Provincial or Federal laws in force, such as fire protection, health and safety, sewage disposal, plumbing and electrical installation, disabled access. Council shall maintain liaison with appropriate Provincial officials during the permit issuing process.

6.2.2 Development Agreements

Council may, at its discretion, require the developer of a subdivision or a development to enter into a Development Agreement or Subdivision Agreement. These agreements will contain all conditions which were attached to the building permit or subdivision approval and shall be legally binding on both parties.

6.2.3 Variances

Council may grant a variance to the provisions of the Development Bylaw where strict compliance would represent an inappropriate burden to the developer and where the general intent of this Plan is upheld.

6.3 BUDGETING

While the Development Bylaw and other bylaws passed under the *Municipalities Act* are the primary tools for controlling and directing development activities in the Town, the Town budget is the key policy tool for directing the annual activities of Council. As such, the budget is a key implementation tool for many of the policies and plan actions laid out in this Plan. To the extent practicable, the budget should conform with the policies of this Plan.

6.3.1 Budget Policies

Council has established the following fiscal policies as a framework to guide decisions on municipal revenues and expenditures:

- Council shall strive to maintain stable and affordable property tax rates.
- Council shall pursue all available options for cost-sharing and maximize financial assistance from other levels of government.

- Council shall pursue a “user pay” approach for programs and services where appropriate.
- Council shall not budget for an operating deficit in any year.
- Any incurred deficit shall be addressed as part of the subsequent annual budget if possible.
- Council shall continue to maintain low staff levels and contract out for specialized services until needs and projected savings warrant additional staffing.

6.4 REVIEW

Council shall on a regular basis review its activities in terms of successful implementation of this Plan.

6.5 AMENDMENTS

The Official Plan and Development Bylaw may be amended as circumstances require or in response to requests from the public, provided that all provisions of the *Planning Act* are met.

6.6 APPEAL PROCEDURE

Any person who is dissatisfied with a decision of Council in the administration of the Official Plan or the Development Bylaw may, within 21 days of the decision, appeal the decision to the Island Regulatory and Appeals Commission.