



Three Rivers

OFFICIAL
PLAN



Draft

Official Plan

November, 2021



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Appendix 1: Terms of Reference for Required Plans and Studies

The Town of Three Rivers acknowledges that Prince Edward Island (Epekwitk) is unceded Mi'kmaq territory.

“The Three Rivers – Montague, Brudenell, and Cardigan – wind through towns, villages, and communities in Kings County, draining into Cardigan Bay, known to the Mi’Kmaq people as Samkook (sandy shore)...

The waters of the Three Rivers still flow, as they have for centuries, past farms, fisheries and shipyards, linking all those who live along their banks to each other, to the past and to the future.”

- Adapted from a description recognizing The Canadian Heritage Rivers System



How to Use This Plan

This Official Plan for the Town of Three Rivers provides guidance for members of the public, Town Staff, the Planning Board, and Town Council on land use planning matters.

The steps below are provided to assist the reader when development on a property is proposed.

1	Find the property on the Schedules. Schedules are found at the end of the document. Be sure to check each Schedule, as each one illustrates different policies.
2	Find the policies that relate to the applicable land use designations in Section 5 (Designations and Land Use Policies).
3	Review Section 4 (General Policies) to determine if the Plan offers specific guidance for the proposed use or application.
4	The property to be developed may contain natural or heritage resources that are not shown on the Schedules. Review Section 6 (Protection of Natural and Built Heritage Resources) section to determine if these policies apply.
5	The property to be developed may contain or generate hazards or compatibility concerns. Review Section 7 (Development Hazards and Land Use Compatibility) section to determine if these policies apply.
6	Contact the Town of Three Rivers for questions or additional information.



1. Introduction

1.1. Purpose

The purpose of the Official Plan is to provide direction for the physical growth of the Town of Three Rivers. The Plan will be used by Town Council, the Planning Board, and Town Staff to guide the review of development applications on private land, as well as decisions for public infrastructure investment.

As the first Official Plan for the Town of Three Rivers, this Plan is intended to implement a cohesive vision for land use in the municipality. The Plan is crafted to reflect the diversity of contexts, features, and character areas in the Town, and to consider these defining elements when planning for future development of the community.

1.2. Legislative Authority

The authority of the Town of Three Rivers to adopt this Official Plan is derived from the provisions of the Planning Act. The Act permits municipalities to adopt an Official Plan, which is to be approved by Council, on a recommendation from a Planning Board, where constituted.

Additionally, Executive Order-in-Council EC2018-586, which created the Town of Three Rivers, requires the Town to satisfy requirements for municipal planning services by September 28, 2023. The Official Plan is a key component of the core land use planning services provided by municipalities.

This Plan [has been approved] by the Minister of Agriculture and Land, as prescribed by the Planning Act.

1.3. Structure of the Official Plan

The Official Plan is comprised of multiple sections, each of which is inter-related:

- 1) The **Basis of the Plan**, which outlines the foundational principles and approaches used in the creation of the Official Plan;
- 2) A description of the **Community Structure and Growth Strategy**, which describes the intended form of the community and establishes a high-level approach to managing development;
- 3) **General Policies**, which includes direction for various land use activities across the Town;
- 4) **Designations and Land Use Policies**, which contain specific directions for specific policy areas and classifications;
- 5) Policies for **Protection of Natural and Built Heritage Resources**, which are intended to ensure that natural resources and features are protected and managed responsibly;

- 6) Policies for **Development Hazards and Land Use Compatibility**, which ensure that existing and proposed development is protected from the impacts of surrounding features and land uses;
- 7) Policies for **Infrastructure and Public Facilities**, which ensure that adequate, safe and appropriate services and facilities are provided to residents;
- 8) Policies for **Implementation**, which specify actions and tools to be employed by the Town to ensure that the directions of the Official Plan are realized;
- 9) **Land Use Schedules**, which include maps of the Town that illustrate land use designations and other information; and
- 10) **Appendices**, which contain additional reference materials.

1.4. Interpretation

1.4.1. Components of the Official Plan

- 1) The Official Plan should be read as a whole, reflecting its role as a comprehensive policy document for decision-making regarding land use activities.
- 2) All text and Schedules constitute the Official Plan. Appendices are provided for reference only and do not form part of the Plan.
- 3) Illustrations, sidebars and photos are included for the purpose of illustration only and are not part of the Plan.
- 4) Where the Plan refers to other legislation, policy document, studies or guidelines, such documents are not part of the Plan unless the Plan has been specifically amended to include the document in whole or in part.
- 5) Where reference is made in the Official Plan to documents that reside outside of the Plan, such as provincial or federal Acts or other legislation, or to other documents that are not part of the Plan, the latest approved version of the document is implied.

1.4.2. Interpretation of Schedules

- 1) Boundaries of land use designations in this Official Plan are identified on the Schedules to this Plan. The boundaries of these policy areas are approximate and, unless otherwise noted, will be considered as general, except where they coincide with major roads, former rail corridors, hydro transmission lines, rivers and other clearly recognizable physical features.
- 2) Unless otherwise stated in the policies, when the general intent of the Plan is maintained, minor adjustment to boundaries will not require amendment to this Plan.

1.4.3. Terminology

- 1) In this Official Plan, use of the word “shall” indicates a compulsory requirement under the policy.
- 2) In this Official Plan, use of the words “may,” “should,” “can” or similar indicates an optional action on the part of the Town or development proponent, as the case may be, in general terms. However, in certain cases these actions may nonetheless be deemed by the Town to be a compulsory requirement, where warranted, in accordance with policy direction and good planning practice.
- 3) Policies referencing “Council” may also include involvement and decision-making by the Three Rivers Planning Board, in cases where such powers have been delegated by Council or prescribed in the Planning Act.

1.5. The Town of Three Rivers

1.5.1. Setting

The Town of Three Rivers is located in the southeast region of Prince Edward Island. Recently amalgamated in 2018, the Town includes the former municipalities of Brudenell, Cardigan,

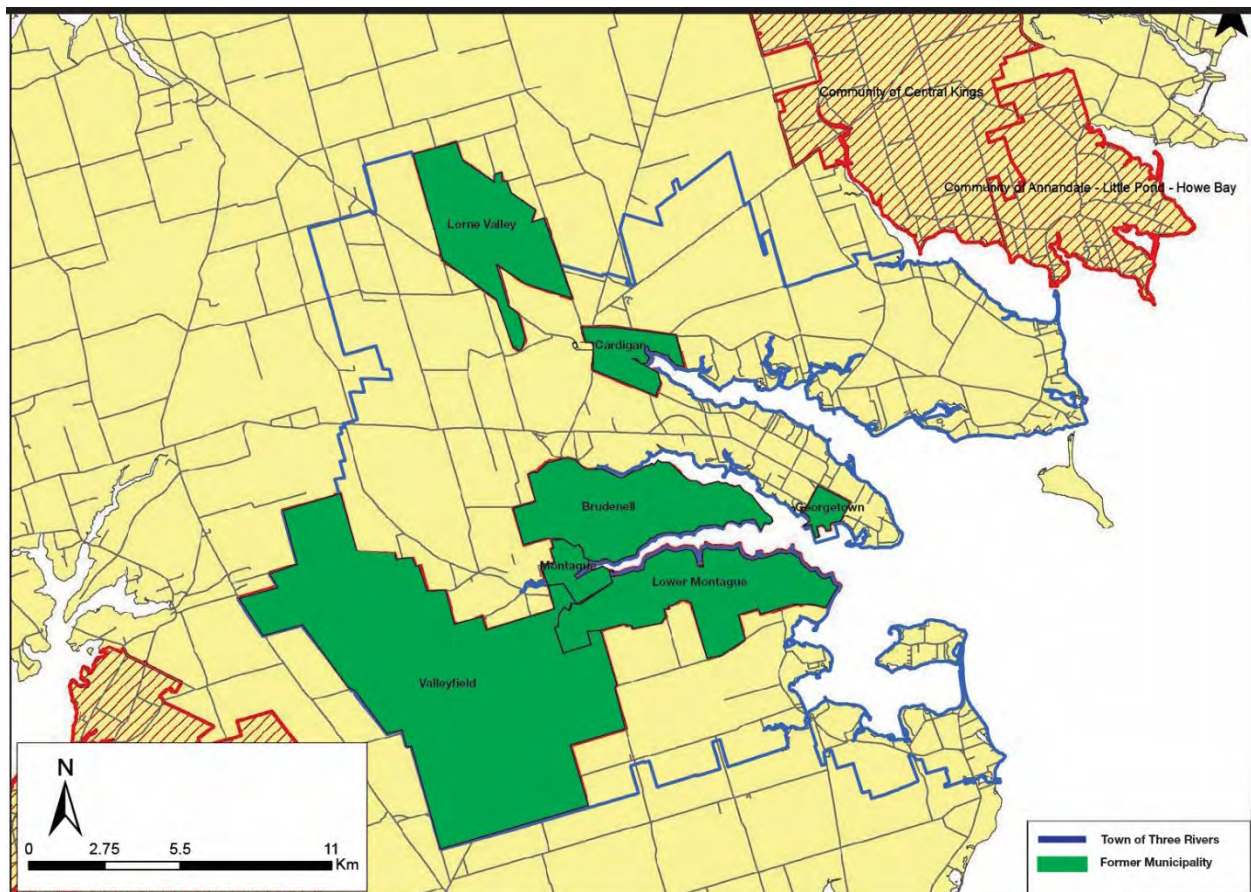


Figure 1: The Town of Three Rivers in regional context

Georgetown, Lorne Valley, Lower Montague, Montague, Valleyfield, as well as surrounding unincorporated areas. As a result of the amalgamation, the Town features the largest land area of any municipality on Prince Edward Island and contains the fourth-largest population in the province, after Charlottetown, Summerside, and Stratford. Figure 1 illustrates the Town of Three Rivers in its regional context, with the seven amalgamated municipalities delineated.

Three Rivers derives its name in part from its setting along the eastern coast of Prince Edward Island at the mouths of the Brudenell, Cardigan, and Montague Rivers. Beyond the symbolism in the Town's name, these three waterbodies also function as major features in the community's landscape, scenery, character, economy, and recreation activities.

The Town is generally bordered by unincorporated rural areas to the south, west, and north, with shoreline along its eastern boundaries. The Rural Municipality of Belfast is located southwest of the Town, with the Rural Municipalities of Central Kings and Annandale-Little Pond-Howe Bay located northeast of the Town along the Boughton River.

The Town is approximately 30 kilometres southeast of Charlottetown, the province's capital and largest city. Driving time between the municipalities is approximately 40 minutes.

1.5.2. History

Prince Edward Island has been inhabited for more than 12,000 years, beginning with the Mi'kmaq Peoples. The traditional Mi'kmaq name for the Island is "Epekwik," meaning "something lying on the water."

European exploration and settlement of Prince Edward Island began in the sixteenth century, principally by the French, who called the Island "Ile St. Jean." In 1731, King Louis XV of France granted approximately 35,000 acres to the Compagnie d'Est de l'Île Saint Jean in the southeast part of the Island. The following year, the manager of the company, Jean-Pierre Roma, established a settlement and trading post at Brudenell Point at the nexus of the Montague and Brudenell Rivers. Acadian settlement on the Island began in the mid-eighteenth century, and control of the Island oscillated between the French and British until permanent British control was established through the Treaty of Paris in 1763.

In 1764, Captain Samuel Holland (1728-1801) was granted responsibility for surveying a large portion of British North America. Surveys of the former Ile St. Jean, known as St. John's Island in English, was among the first performed in British North America. Through his survey, Holland divided the land on the Island into 67 lots of approximately 20,000 acres each. Along with Prince and Queens Counties to the west, Kings County in the eastern part of the Island was created as an administrative area, with the new George Town (present-day Georgetown) designated as the County seat.

Once surveyed, the 67 lots were disbursed by the Board of Trade and Plantations in a land lottery in 1767. The land holdings were generally granted to well-connected British politicians, military officers, and commercial merchants who had performed services during the war with France.

By the mid-1770s, many formerly French place names had been re-named in English, including the Brudenell, Cardigan and Montague Rivers replacing the French "Trois-Rivieres" (Three Rivers). Both the Brudenell and Cardigan Rivers were named for James Brudenell, the 5th Earl

of Cardigan, whose brother George Montagu [sic], the 4th Earl of Cardigan is the namesake for the Montague River.

By the late nineteenth century, the traditional agricultural and fishing industries were supplemented with shipbuilding and trading, as well as various commercial and professional services. Manufacturing was also present in the area, particularly in the urban centres. In 1872, train service was established to provide an efficient link across the Island for goods and passengers.

In 1875, the Province of Prince Edward Island passed the Land Purchase Act, which compelled absentee landowners to sell their lands to the provincial government for the purposes of offering purchase of the parcels to local citizens. The Act, aided by financing by the new Government of Canada based on terms for the Province's joining Confederation, enabled land ownership by local residents over the following decade.

As urbanization increased in the nineteenth and early twentieth centuries, settlements on Prince Edward Island began to incorporate as municipalities, reflecting a broader trend across Canada of establishing formal governance structures. Along with other municipalities in Kings County such as Souris (1910), Georgetown and Montague incorporated in 1912 and 1917, respectively. Cardigan was incorporated as a municipality in 1954, with the balance of the former municipalities in Three Rivers incorporated in the 1970s, including Brudenell (1973), Lower Montague (1974), Valleyfield (1974), and Lorne Valley (1978).

The Town of Three Rivers was created in 2018 through an amalgamation of the seven municipalities, along with surrounding rural areas.



1.5.3. Population and Housing Profile

As the Town of Three Rivers was created in 2018, between Census periods, accurate population counts will not be available until the results of the 2021 Census are released.

Through an analysis premised on 2016 Census data, the population of the municipality was calculated at 6,936 people. The highest concentration of this population is generally within settlement areas, with Georgetown, Montague and Lower Montague containing a combined total of 3,702 residents and representing just over 53 percent of the total population of Three Rivers. Population trends for each community through three Census periods are summarized in Table 1 below.

Table 1: Current Population Estimate (Based on 2016 Census Data)

Population Data for the Town of Three Rivers			
Area	2006	2011	2016
Montague	1,802	1,895	1,961
Georgetown	634	675	555
Cardigan	374	332	269
Lot 50	43	43	47
Lot 51	744	723	744
Lot 52 (Lorne Valley)	667	646	599
Lot 53	255	267	284
Lot 54	204	195	150
Lot 55	147	140	147
Lot 57 (Valleyfield)	170	168	166
Lot 59 (Lower Montague)	1,285	1,203	1,186
Lot 61	474	453	425
Lot 66	89	99	107
Lot 63	18	18	16
Kings Royalty	292	291	280
TOTALS	7,198	7,149	6,936

At the time of amalgamation in 2018, the Province provided the Town with a population figure of 7,181 within the municipal boundaries, representing a difference of 245 people from the estimate above.

Table 1 below summarizes the number of private occupied dwellings in Three Rivers, according to 2016 Census data. As shown in the Table, the Town contains approximately 2,936 private dwellings, with over 50 percent of those dwellings located in the former municipalities of Montague, Georgetown and Lower Montague.

Table 2: Private Occupied Dwellings in the Town of Three Rivers

Private Occupied Dwellings in the Town of Three Rivers	
Area	Approximate Number of Private Occupied Dwellings in Boundary Area
Montague	878
Georgetown	236
Cardigan	116
Lot 50	16
Lot 51	299
Lot 52 (Lorne Valley)	255
Lot 53	117
Lot 54	58
Lot 55	61
Lot 57 (Valleyfield)	61
Lot 59 (Lower Montague)	489
Lot 61	185
Lot 66	38
Lot 63	7
Kings Royalty	119
TOTALS	2,936



2. Basis of the Plan

2.1. Community and Stakeholder Engagement

As a collaborative process, the preparation of the Official Plan involves the input of many community members in a variety of roles. In addition to input from the Planning Board and Town of Three Rivers Staff, the following groups were engaged throughout the process, including:

- 1) Town of Three Rivers Council;
- 2) Town of Three Rivers Planning Board;
- 3) Indigenous organizations;
- 4) Local stakeholders; and
- 5) Members of the public.

2.2. Vision

The Town of Three Rivers will encourage sustainable growth of a diversity of residential, commercial, and industrial development that preserves the unique and special features of our communities.

2.3. Guiding Principles

This Official Plan is premised on the following Guiding Principles, derived from consultation with Town Council and the broader community. The Principles envision for Three Rivers:

- 1) Promote sustainable growth that preserves the unique and special features of our communities.
- 2) Create a destination for investment, balancing environmental protection with new development opportunities.
- 3) Prioritize development of a variety of housing types and designs to increase affordable choices for residents.
- 4) Place a special emphasis on agriculture and fisheries.
- 5) Ensure a balanced transportation system that allows residents to choose an appropriate mode for each trip.

2.4. Objectives of the Official Plan

- 1) To maintain the character of the existing communities within the Town of Three Rivers;
- 2) To ensure the orderly, functional, and efficient disposition of land use across Three Rivers;
- 3) To manage growth in a sustainable manner by directing development to areas with existing public services and facilities;
- 4) To enhance the physical, social and economic well-being of residents;
- 5) To protect natural heritage features and cultural heritage resources for their economic use and / or environmental benefit, and for the benefit and enjoyment of present and future residents;
- 6) To respond and adapt to the effects of a changing climate;
- 7) To provide appropriate and effective infrastructure and public service facilities in the Town;
- 8) To permit and enable an adequate supply and diversity of housing for all residents;
- 9) To permit and enable commercial and community services to supply products and services to residents of Three Rivers and the regional market area;
- 10) To provide opportunities for the development of industrial uses in appropriate locations and to foster employment and economic development;
- 11) To maintain and protect public health and safety;
- 12) To establish mechanisms for implementation, including the review of development applications; and
- 13) To ensure that members of the public have opportunities to be engaged and involved in planning decisions.

2.5. Planning Horizon

This Official Plan is prepared on the basis of a 15-year planning horizon to 2036. The goals, objectives, and policies contained within this Plan are intended to respond to the opportunities and challenges for land use planning in Three Rivers during this timeframe, including anticipated population trends.

2.6. Population and Housing Projections

The Official Plan is premised on a population projection prepared for the 15-year planning horizon, from 2021 to 2036. The population projections were developed using a trend analysis, which provides a general estimate of how populations may change based on previous data at 5-year intervals. To reflect current trends, the projections were developed using data from the 2006, 2011 and 2016 Census periods. Census data from 2021 was not available at the time of preparing this Plan.

Based on previous Census periods, the population of Three Rivers has generally declined over time. Extrapolating these previous trends, the population of the Town is projected to decline to approximately 6,437 by 2036, down an estimated 499 people from 2016. Some areas within the Town, including Montague, Lot 53 and Lot 66 are increasing in population, while others remain generally stable or are experiencing varied rates of decline. Table 3 below summarizes the population projections of each individual Census subdivision area within the municipal boundary.

Table 3: Population Projections for the Town of Three Rivers

Population Projections for the Town of Three Rivers							
Area	2006	2011	2016	2021	2026	2031	2036
Montague	1,802	1,895	1,961	2,045	2,125	2,204	2,284
Georgetown	634	675	555	542	503	463	424
Cardigan	374	332	269	220	168	115	63
Lot 50	43	43	47	49	51	53	55
Lot 51	744	723	744	736	736	735	735
Lot 52 (Lorne Valley)	667	646	599	570	537	503	469
Lot 53	255	267	284	298	312	327	341
Lot 54	204	195	150	129	101	74	47
Lot 55	147	140	147	145	145	145	146
Lot 57 (Valleyfield)	170	168	166	163	161	159	157
Lot 59 (Lower Montague)	1285	1203	1186	1126	1076	1027	977
Lot 61	474	453	425	401	376	352	327
Lot 66	89	99	107	116	125	134	143
Lot 63	18	18	16	16	15	14	13
Kings Royalty	292	291	280	276	270	264	258
Total Projected Population	7,198	7,149	6,936	6,831	6,700	6,569	6,437

The Prince Edward Island Bureau of Statistics generally projects an increase in the provincial population, particularly within urban centres. This increase indicates a shift in population towards towns and urban areas where municipal services and amenities are located.

As with many communities of comparable size in Canada, the Town of Three Rivers contains a significant population of those ages 50 and over. Within the municipal boundary, the ages 50 to 65 demographic has remained generally stable, while the population for ages 65 and over has

increased. Combined, people aged 50 and over represent approximately 47 percent of the population. The Official Plan accounts for a general aging of the population and the unique needs of the seniors demographic.

Despite the trendline towards negative population growth in recent years, the Town of Three Rivers may yet experience a population increase during the 15-year planning horizon for the new Official Plan. There are several sources of population growth that may occur naturally, and may be accelerated if encouraged by the Town:

1) General In-Migration and Immigration

As in the majority of Canadian communities, population growth in Three Rivers will largely depend on in-migration and immigration, rather than the natural birth rate. The Official Plan reflects the need for a range of housing types, infrastructure and services to ensure the varied needs of new residents can be met.

Additionally, Three Rivers may benefit from remote workers able to relocate from larger centres, provided the appropriate technological infrastructure is in place. Inspired by the pivot to remote work during the COVID-19 pandemic, workers who are able to continue working from any location may choose to settle in Three Rivers, increasing the working-age population.

2) Growth Among Buddhist Groups

The GEBIS and GWBI campuses both have ambitious plans to accommodate increasing membership during the lifetime of the Official Plan and beyond. Increases among these two organizations will result in an increase to the population within the physical boundaries of the Town. The Official Plan accounts for growth in these two facilities, as outlined in their respective Master Plans.

3) Retirees

With Prince Edward Island becoming an increasingly attractive location for retirees, the expansive and bucolic rural character of Three Rivers may benefit from growth in this population segment. By definition, this group is of advanced age and will generally not participate in the work force, having implications for the economy, demands on local services, and infrastructure requirements. The Official Plan recognizes the potential for new retirement-aged residents, particularly in settlement areas.

4) Growth from Economic Activity

Three Rivers may experience growth from traditional economic drivers, such as a new or existing employer expanding into a new site in Three Rivers. In this scenario, the amount of concurrent population growth will generally depend on the scale of the employment required.

While the full extent of growth from economic activity will be re-evaluated throughout the life of this Official Plan, the policy direction accounts for the potential for modest growth in both scenarios.

2.6.1. Vacant Land Analysis

Table 4 below summarizes the findings of a vacant land analysis. The Table shows that the areas of Three Rivers that have historically experienced the highest degree of urban development continue to accommodate a surplus of vacant lots.

Table 4: Vacant Land Analysis

	Total Area (m ²)	Total Lots	Vacant Residential Lot Area (m ²)	Vacant Residential Lots	Vacant Non-residential Lot Area (m ²)	Vacant Non-residential Lot	Total Lots	Total Vacant Lots
Georgetown	1,689,985	571	456,513	121	218,984	50	571	171
Montague	2,910,601	1,040	466,901	102	323,600	40	1,040	142
Lower Montague	21,324,620	851	576,961	183	56,440	17	851	200
Brudenell	19,695,865	768	544,720	147	415,232	98	768	245
All other areas	376,122,511	5,830	N/A	N/A	N/A	N/A	5,830	411

Based on the information summarized in Table 4, significant expansions of serviced areas is not deemed to be required during the 15-year planning horizon.

The findings of the vacant land analysis are tempered by the variety of land conditions, including lots inappropriate for development for reasons of contamination, topography, hazards, threats to natural or built heritage resources, and other factors. Where development is proposed on these vacant lots, the conditions of the lot will be reviewed on a case-by-case basis in accordance with the policies of the Official Plan.



3. Community Structure and Growth Strategy

3.1. Character Areas

The Town of Three Rivers is comprised of several communities, including former municipalities and unincorporated areas. A central objective of this Official Plan is to maintain the character of these communities, while allowing for compatible development in appropriate locations.

To achieve this objective, the Town of Three Rivers shall consider the existing and historic character of its communities in undertaking land use planning activities. The intention of this policy is not to prevent, discourage, or hinder development, but rather to emphasize the importance of compatibility with existing character and ensure that future development remains context-appropriate.

In undertaking land use planning activities, including reviewing development applications, the Town of Three Rivers will ensure compatibility with the character of its former municipalities, as detailed in the descriptions in this section.

3.1.1. Brudenell

Situated between the Montague River to the south and the Brudenell River to the north, the former Rural Municipality of Brudenell features approximately 5,000 acres of rolling farmland and forest. Some expansion of commercial and residential development has occurred along the border with the former Town of Montague, particularly along Route 4 (A.A. MacDonald Highway). Existing highway commercial land uses along Route 4 from Montague to MacDonald Road. Should central water and sanitary services be extended northwards from Robertson Road, it can be expected that this linear corridor will evolve over time to include higher-density commercial and residential development.

The south side of Robertson Road and along the south shore of Brudenell on the Montague River is comprised primarily of residential uses, as well as small-scale hotel (B&B) and commercial uses. Land uses on the north side of Robertson Road and extending north of Brudenell Point Road (Hwy 319) are generally characterized by agricultural farmland and forest. Except for the Great Wisdom Buddhist Institute (GWBI) on the north and south sides of Brudenell Point Road, this Plan anticipates preserving the existing character of these farmlands and forested areas, particularly within the interior of Brudenell. Beyond the existing residential uses and vacant residential lots along the Brudenell River, there are limited opportunities for additional residential subdivisions.

Brudenell Point, located at the confluence of the two rivers, is the site of the Jean Pierre Roma Acadian settlement, the 18th century site of the first French settlement on Prince Edward Island. Roma at Three Rivers is a National Historic Site and a significant tourist attraction. Any new development in proximity to the Historic Site must be evaluated for its impacts on this important community feature.

3.1.2. Cardigan

The community of Cardigan is located on both the north and south banks of the Cardigan River. As a Rural Settlement Area, Cardigan features a compact form of rural development on private

water and sanitary services. While there are limited opportunities for residential and commercial intensification on private services, Cardigan shall continue to offer and permit a range of land uses, including residential and commercial.

As an important community hub within the wider area, Cardigan boasts several businesses, personal services and amenities, including hotels/B&Bs, museums, restaurants, a post office, community centre, recreational uses and parks. Cardigan is also home to Canada's smallest library, a unique attraction for residents and visitors. Together, these uses contribute to making Cardigan a dynamic and charming place for residents and tourists alike.

The Cardigan Wharf originated as an important launching point for the fishing industry, primarily the harvesting of clams and mussels. Today, the Marina remains a major hub in the community, supporting the fishing industry and opportunities for recreational boating. Consequently, the Marina and adjacent lands are a central feature of Cardigan and should be maintained and enhanced where possible.

Cardigan is an important focal point and unique Rural Settlement Area within the Town of Three Rivers. New development should be compatible with the existing character and function of the community.

3.1.3. Georgetown

Historic Georgetown, founded in 1732, was the seat of King's County and one of the first settlements on Prince Edward Island. The initial town site was planned on a street grid system, with many historic and heritage buildings still in existence. Within the expansive street grid system, Georgetown features several vacant or underutilized properties serviced by existing water and sanitary services. As a result, Georgetown has tremendous opportunity for growth, whether by infilling or site redevelopment.

Both Kent and Water Streets include a variety of building typologies and a mix of uses that service residents and visitors. The King's Playhouse has contributed to a thriving arts community and attracts people to Georgetown. Likewise, the A.A. MacDonald Gardens offers a place for people to visit, socialize and learn about Georgetown's history. Appropriately, these streets shall continue to be the focal points for a mix of uses.

Georgetown also offers a beautiful waterfront that offers opportunities for enhancement, where possible. The West Street Park and Beach are unique features within Georgetown, providing the public with unrestricted access to open spaces and the waterfront. Properties along the south side of Water Street should also be encouraged to provide for a mix of uses in appropriate locations along the waterfront.

Georgetown has historically featured extensive industrial uses, with several important employment and industrial uses located along the waterfront. Recognized as one of the deepest harbours in North America, Georgetown once accommodated a major shipyard. The former shipyard should be reserved for potential future industrial use.

Georgetown includes many heritage buildings that are emblematic of the Town's prominent past. These important and historic buildings should be preserved, enhanced and celebrated, where possible, to further establish Georgetown as an exceptional community on Prince Edward Island.

3.1.4. Lorne Valley

The former Rural Municipality of Lorne Valley is located to the north-west of Cardigan in the Town of Three Rivers. Similar to other former rural municipalities and some unincorporated areas, Lorne Valley is a picturesque community comprised of agricultural fields and forest lands. In addition, the former municipality includes a few small locally-oriented commercial and retail uses, as well as community gathering places.

This Plan continues to support the established agricultural land uses as well as the rivers, streams, and wetlands that play an important ecological function within the wider planning area. Generally, new non-agricultural related land uses are discouraged, including new residential subdivisions. While the policies of this Plan are supportive of limited land severances, preservation of the traditional uses of land is prioritized in Lorne Valley, while mitigating impacts caused by conflicting land uses.

Residential uses within Lorne Valley are often clustered together along Route 365 or other local roads. The creation of new residential lots shall generally be within these existing residential areas to preserve and maintain the character of the community.

3.1.5. Lower Montague

Lower Montague is a scenic, rural community located east of Montague, spanning the Valleyfield Dam to the west, St. Andrew's Point to the east and south to Albion. The former municipality continues to hold its strong agricultural and fishing roots, while also offering recreational and seasonal tourist uses.

The south side of Route 17, which offers picturesque views of rolling hills and rich farmland, should generally be retained for agricultural uses. North of Route 17 and along the Montague River and Lower Montague Road, properties are characterized by rural residential and seasonal cottages. The divide between agricultural and residential uses along this road should be generally maintained to preserve the uniqueness of the area. With this direction, Lower Montague can continue to offer opportunities for new residential and rural uses in appropriate locations, while coexisting with agricultural land uses.

3.1.6. Montague

The former Town of Montague functions as a regional hub for Three Rivers and Eastern PEI. Montague offers a range of businesses, services and amenities to service the day-to-day needs of the community.

As one of the main attractions, the Montague Waterfront Marina includes former CN Railway lands and now feature boating berths, public washrooms, a visitors information centre, a playground, an outdoor stage and many shops and restaurants. The waterfront area plays an important role in the history of Montague, with its wooden boardwalk, historical buildings, and scenic views. Montague has a rich history and culture that can be experienced through the renowned Centennial Art Trail and Garden of the Gulf Museum. For many residents and visitors to the area, Montague is also a launching point for the Confederation Trail, linking many communities across PEI.

In general, tourist infrastructure offered in the waterfront area should be maintained and enhanced as important community assets. Where possible, the Town of Three Rivers shall encourage consolidation of lands in this area to expand the function of the marina, while offering residents and visitors places to gather.

Additionally, the Main Street streetscape should be enhanced by promoting a mix of uses, retaining heritage buildings, encouraging excellence in architectural design and by supporting the pedestrian network. Where possible, the Town of Three Rivers shall seek opportunities to prioritize and facilitate active modes of transportation, particularly in areas of high foot traffic.

Automobile-oriented uses shall generally be located north of the Montague core along the A.A. MacDonald Highway. This linear corridor is expected to change over time, providing a mix of land uses, as the Montague continues to grow.

At present, Montague has many vacant or underutilized lots that could offer opportunities for infill and intensification. The Town of Three Rivers shall promote development on these sites to ensure efficient land use patterns and sustain the financial health of the Town.

3.1.7. Valleyfield

The former Rural Municipality of Valleyfield is the largest of the former municipalities in the Town of Three Rivers. As a rural community, Valleyfield features beautiful pastoral views of rolling hills and rich farmland. Traditionally, agriculture has been the primary driver of the local economy in Valleyfield and, on a broader scale, will continue to be a major industry within the Town of Three Rivers.

This Plan continues to support established farming activities as well as the rivers, streams and wetlands that play an important ecological function in maintaining this industry. Generally, new non-agricultural uses are discouraged, including new residential subdivisions. While the policies of this Plan is supportive of limited land severances, the intent is to preserve the traditional use of this land, while also protecting impacts and risks resulting from conflicting land uses.

The Great Enlightenment Buddhist Institute Society (GEBIS) has located a major institutional campus within the Heatherdale community. The GEBIS campus is positioned to accommodate learning retreats and meditation workshops for Buddhist practitioners and is permitted to continue its operation as per the approved Master Plan.

A long segment of Wood Island Road (Route 315) is located in Valleyfield, providing a connection from the Wood Island Ferry with Montague and other parts of Three Rivers. This is an important roadway that will continue to service inter-provincial travel. Any new development along this road should complement the function of this route.

Some existing residential developments are clustered along public roads in Valleyfield. The creation of new residential lots shall generally be located within these clustered areas to preserve the integrity of this scenic community.

3.2. Growth Strategy

Growth in Three Rivers will be planned in a coordinated manner based on sound planning principles and with regard for fiscal responsibility, maintenance of community character, protection of natural features and resources, and to foster an economically strong and socially

vibrant community. The growth strategy of this Official Plan is premised on the following principles:

- 1) Settlement Areas shall be classified as target designations for growth and development.
- 2) Provision of central water and sanitary services shall be limited to Urban Settlement Areas. Higher-density development may only be accommodated in the Urban Settlement Areas.
- 3) Limited lot creation shall be permitted on lands under the Agricultural designation.
- 4) Development shall be directed away from natural heritage features.
- 5) Development shall be directed away from hazards and incompatible uses.
- 6) Development shall ensure protection of valuable cultural heritage resources, including historical and archaeological sites and buildings.

3.3. Settlement Areas

3.3.1. Types of Settlement Areas

Among a diversity of community types in Three Rivers, the Official Plan recognizes two types of Settlement Areas, as designated on Schedule A.

- 1) **Urban Settlement Areas** are areas with a mix of residential, commercial, industrial, institutional, recreation, and open space uses that are intended to be serviced with central water and sanitary services. While agriculture and other rural uses may exist in the Urban Settlement Area in the short-term, the long-term intention is to replace such low-density and land-intensive uses with urban uses. The provision of central services allows for smaller properties and higher densities of development, enabling land uses to be located in close proximity to each other. Infrastructure to allow and encourage active modes of transportation, such as walking and cycling, are feasible in the Urban Settlement Area, along with public roads that are generally paved and maintained year-round.
- 2) **Rural Settlement Areas** are areas with a mix of residential, commercial, industrial, institutional, recreation, and open space uses that are serviced on private well and septic services. Agricultural uses are possible in the Rural Settlement Areas and may continue over the long-term. Rural Settlement Areas are focal points for rural communities, typically centred around a prominent intersection or historic settlement. The need for private services results in larger lots, lower overall densities, and development at greater distances apart than Urban Settlement Areas. In contrast to the broader rural area, however, Rural Settlement Areas feature a wider range of land uses and community services in relatively close proximity. While walking and cycling are

possible in these areas, private vehicles are the predominant mode of transportation.

3.3.2. General Policies for Settlement Areas

- 1) Urban Settlement Areas and Rural Settlement Areas are shown on Schedule A. Land use policies for each land use designation are included in Section 4 of this Plan.
- 2) Settlement Areas may be expanded through an Official Plan Amendment, subject to the following conditions:
 - a) There are insufficient opportunities to accommodate projected development inside the existing Settlement Area boundary;
 - b) The proposed expansion lands are reasonably contiguous with the existing Settlement Area, to create a continuous designation with no unnecessary gaps or breaks in the boundary line;
 - c) The proposed expansion lands are deemed to be the preferred location for expansion following an evaluation of other candidate lands, with consideration for the conditions in this policy;
 - d) The proposed expansion lands comprise a land area appropriate to accommodate projected growth, and do not represent an unnecessarily large or extensive expansion;
 - e) The proposed expansion lands can be efficiently and functionally added to the Settlement Area, with consideration for the road network and central water and sanitary services, where applicable;
 - f) In Urban Settlement Areas, central water and sanitary services shall be extended to service all properties within the expansion lands;
 - g) The proposed expansion lands are appropriate to accommodate the range of uses envisioned for Settlement Areas; and
 - h) The proposed expansion lands shall avoid sensitive natural environmental features or high-quality agricultural areas.
- 3) New Settlement Areas may be established through a full review of this Plan. A new Settlement Area shall be established only when the following criteria are satisfied:
 - a) Existing Settlement Areas are unable to accommodate projected growth, including through a possible expansion of these areas;
 - b) The area to be designated features an existing concentration of a mix of land uses, or sufficient demand exists to generate an appropriate concentration of land uses during the planning horizon of this Official Plan;
 - c) The area to be designated aligns with the amount of projected growth and does not unnecessarily extend further than warranted;
 - d) The lands to be designated create a continuous designation with no unnecessary gaps or breaks in the boundary line;

- e) Where a new Urban Settlement Area is proposed, central water and sanitary services shall be provided to all properties within the new designation;
 - f) The road network in and around the new Settlement Area is sufficient to accommodate the planned growth;
 - g) The characteristics of the lands are appropriate to accommodate the new designation, including topography, soil quality, drainage, contamination, current land use(s), and consideration of surrounding land use designations; and
 - h) The designated lands avoid sensitive natural environmental features or high-quality agricultural areas.
- 4) When proposed through a full review of this Official Plan, the criteria noted in Policy 3 shall apply to conversions of Rural Settlement Areas to Urban Settlement Areas.

3.4. Intensification Within Settlement Areas

Intensification, also known as “densification,” refers to the development of a property or area at a higher density than currently exists. Intensification can generally occur through redevelopment of a property, the development of a vacant site, infill development, or the expansion or conversion of an existing building.

Prioritizing intensification in a community growth strategy represents a sound planning approach, as it encourages growth in areas with existing infrastructure and community facilities, rather than building new facilities as a result of physical expansion. By capitalizing on these existing public investments, intensified development contributes to sound fiscal management, while creating compact communities where residents can conveniently meet their daily needs. Directing growth to existing Settlement Areas also protects agricultural and natural resource lands, which are spared from development as a result of growth.

- 1) The Town of Three Rivers encourages intensification of lands within Settlement Areas, where development can be reasonably accommodated.
- 2) Intensification may take the form of new development, redevelopment, infill, expansions or conversions.
- 3) Development proposals in Settlement Areas shall be located on sites appropriate to the proposed use and design, and shall conform with the applicable policies of this Plan.
- 4) Where development is proposed on lands within an Urban Settlement Area, approval will only be granted where sufficient capacity is available in the central water and sanitary service systems.
- 5) Council may establish specific density targets for each Settlement Area, which will reflect area-specific servicing constraints, historic development patterns, and Town-wide development goals.



WEDDING YEAR
54

ALL SAINTS
CATHOLIC CHURCH
CARDIGAN, FLA
ESTABLISHED NOV. 15, 1871
SUNDAY MASS 10:30 AM

4. General Policies

4.1. Generally Permitted Uses

4.1.1. Public Uses

As the three levels of government provide vital services for residents of Three Rivers, the Official Plan recognizes the necessity of these works and the legal authority to provide them.

- 1) Public uses owned by the Town of Three Rivers, the Province of Prince Edward Island, the Government of Canada, or any board or agency thereof, are permitted in all land use designations. Such public uses may include, but are not limited to:
 - a) Buildings to fulfill government functions;
 - b) Public infrastructure, including:
 - / Linear utilities;
 - / Electricity generation, transmission, and distribution;
 - / Land, sea, or air-based transportation infrastructure; and
 - / Communications infrastructure.
 - c) Parks, landscaped areas, recreation facilities, and conservation areas.

4.1.2. Accessory Uses

References to land uses in this Plan imply primary land uses or buildings. However, other uses, buildings or structures that may be incidental to the normal use may be permitted, where appropriate.

- 1) Accessory uses, buildings, and structures shall be permitted in all land use designations, subject to the provisions of the Development By-law.
- 2) The Development By-law shall establish provisions for accessory uses, including definitions, setbacks and size limitations.
- 3) In recognition of the importance of the fishing industry to Three Rivers, the storage of fishing equipment shall be permitted accessory to single-detached dwellings, subject to the provisions of the Development By-law.
- 4) Where accessory to a residential use, boathouses and docks shall be permitted on waterfront properties, subject to the provisions of the Development By-law.

4.1.3. Home-Based Business and Home-Based Industries

Some community members may choose to undertake economic activities in their place of residence. Home-based businesses are generally service-based operations, such as day care operations, offices, barber shops or hair salons, beauty parlours, low-impact artisan workshops,

and at-home IT services. Home-based industries involve small-scale manufacturing, mechanical, or repair operations that generally hold the potential for greater impacts on neighbouring properties.

- 1) Where a dwelling is permitted by the Development By-law, a home-based business or home-based industry is also permitted, subject to the policies of this Plan.
- 2) The Development By-law will contain appropriate regulations to ensure functional and visual compatibility with surrounding residential areas. The provisions will address elements such as size, number of employees, parking, signage, physical changes to the dwelling, limitations on mechanical equipment, outdoor storage, and other factors related to safety, convenience or enjoyment of neighbouring residents.

4.1.4. Day Care Facilities

Day care facilities are centres that provide daily temporary care of children, seniors and / or the disabled. These facilities provide vital services to community members and are generally of greatest benefit when located in central, accessible, and convenient locations.

- 1) The policies of this section apply to day care facilities that are not classified as home-based businesses, as described in Section 4.1.3. These facilities may be located outside of a residential dwelling, or may exceed the standards established for home-based businesses.
- 2) Day care facilities are permitted in the Urban Settlement Area, Rural Settlement Area, Rural Area, and Agricultural Area designations.
- 3) Day care facilities proposed to accommodate more than seven children or individuals may be permitted subject to a Zoning Amendment. Applications shall be evaluated based on anticipated impacts related to:
 - a) Parking supply;
 - b) Traffic generation;
 - c) Noise;
 - d) Water and sanitary servicing requirements; and
 - e) Site suitability.
- 4) The Development By-law will contain provisions specifying appropriate locations for day care facilities.

4.1.5. Agricultural Uses

Agriculture is a foundational industry in Three Rivers and will continue to be a prominent land use in the future. Agricultural uses are generally found in rural areas, but in some cases are located in Settlement Areas.

- 1) Existing agricultural uses are permitted to continue in all land use designations.
- 2) Proposals to establish new agricultural uses shall be subject to the policies of this Plan.
- 3) Non-industrial harvesting of trees is permitted in all land use designations.
- 4) Community gardens will be regulated by the Development By-law and are not classified as an agricultural use.

4.1.6. Cannabis Retail Stores

Cannabis stores are owned, operated, and governed by the Province of Prince Edward Island and the PEI Cannabis Corporation. While municipalities have the authority to determine appropriate locations for these retail operations, they are generally classified as standard retail outlets. The policies of this section are intended to provide clarification and direction for planning of these operations.

- 1) The Town of Three Rivers will permit cannabis retail stores in accordance with applicable federal and provincial legislation. Such retail stores shall generally be permitted in locations in which other retail stores are permitted.
- 2) The Development By-law shall contain regulations for cannabis retail stores, including setbacks to specified uses.

4.1.7. Cemeteries

Historic and modern cemeteries are located throughout the Town of Three Rivers in both rural and urban contexts. The policies of this section recognize the diversity of locations, while restricting the location of new cemeteries.

- 1) The Town of Three Rivers recognizes existing cemeteries in a range of contexts throughout the municipality. Existing cemeteries shall be permitted in all land use designations.
- 2) New cemeteries shall be permitted only in the Agriculture or Rural designations, subject to Provincial approval.

4.2. Economic Development

A central purpose of the Official Plan is to describe and facilitate objectives and strategies for economic development through land use planning. With a diversity of business and resource sectors united in a single municipality, the Town of Three Rivers is positioned to be one of the primary economic centres of eastern Prince Edward Island. Council will build on these strengths and advance creative initiatives to enhance economic opportunities.

4.2.1. Regional Economic Development

The economy of Three Rivers will continue to be integrated with regional economic activities, including in the eastern Island and across the province. Economic development in the Town can be achieved through coordinated efforts with other groups and governments, as well as consideration of regional economic trends.

- 1) The Town of Three Rivers will work with neighbouring municipalities and the Province of Prince Edward Island to advance regional economic development through land use planning.
- 2) Recognizing the benefits generated by the proximity of the Wood Islands Ferry, the Town will ensure opportunities for economic activities and employment land uses in strategic locations along Route 315.
- 3) The Town of Three Rivers offers numerous attractions, accommodations, and service facilities that comprise the Three Rivers Discovery Drive within the Points East Coastal Drive tourist network. In making land use decisions, Council will recognize the importance of these sites to local tourism and seek to advance opportunities to enhance these destinations.
- 4) Council will explore opportunities to create and enhance transportation and economic connections with communities elsewhere on Prince Edward Island, including Charlottetown.
- 5) The Town of Three Rivers will work with the Province of Prince Edward Island, telecommunications service providers and neighbouring municipalities to advance installation and expansion of the 5G fibre-optic network.

4.2.2. Local Economic Development

With a diverse and vibrant economic base, Three Rivers can build on its advantaged position and further enhance its economy across multiple sectors.

- 1) Council will form and maintain an Economic Development Committee to advance the economic interests of the Town.
- 2) With input and guidance from the Economic Development Committee, Council will consider the preparation of an Economic Development Plan to encourage investment in the Town and enhance overall economic opportunities.
- 3) Council will encourage the establishment of Business Improvement Areas (BIA) in the Town, where requested by a majority of local business owners in a defined area.
- 4) The Town will work with Innovation PEI and the Community Business Development Corporation (CBDC) on land use planning-related matters to facilitate the establishment and growth of new businesses in Three Rivers.

- 5) The Town will encourage local opportunities for tourism and recreation, including boating, parks and pathways, beaches, sports tourism, and cultural features and programming. Council will consider the economic and social value of these facilities in making decisions on land use planning matters.
- 6) The Town of Three Rivers recognizes the important role that agriculture plays in the community, including crop harvesting, livestock, forestry, aquaculture, agri-tourism, and supporting retail and industrial operations. In accordance with the policies of this Official Plan, Council will have regard for the economic value of the agricultural industry to the community in its land use planning decision-making.
- 7) The Town of Three Rivers recognizes the important role that the fishing industry plays in the community, including harbour facilities, seafood processing, and supporting retail and industrial operations. In accordance with the policies of this Official Plan, Council will have regard for the economic value of the fishing industry to the community in its land use planning decision-making.
- 8) The Town will promote the Poole's Corner Business Park as a convenient and effective location to accommodate new businesses and industries.
- 9) Council recognizes and supports existing and future retail and industrial operations throughout the municipality, many of which serve markets within and beyond the Town of Three Rivers.
- 10) The Town of Three Rivers will encourage innovative solutions to enhance soil quality, including natural local product development.
- 11) Recognizing the unique economic contributions of the Mi'Kmaq people throughout the history of Three Rivers, Council will encourage economic initiatives that benefit Indigenous peoples as a pathway to advance local and national goals of Reconciliation.

4.3. Housing

4.3.1. Unit Mix

Providing a range of housing types is a key ingredient in healthy, sustainable communities. While not all housing types are appropriate everywhere, the policies in this section are intended to ensure that housing choices are available to residents within the municipality.

- 1) The Town encourages the development of a variety of dwelling types in appropriate locations to accommodate the needs of all households.
- 2) The Town encourages a range of housing tenures, including ownership, rental, condominium, cooperatives, seasonal dwellings, group homes, and public housing. The tenure of housing shall not influence land use planning decisions, unless explicitly referenced in this Plan.

- 3) Council will prioritize the development of housing for seniors within Settlement Areas, to ensure adequate accommodations for older residents. Permissions for these housing developments will be established in the Development By-law.

4.3.2. Housing Typologies

This Official Plan recognizes the following densities and their corresponding housing typologies:

- 1) “Low-density” housing refers to single-detached dwellings.
- 2) “Medium-density” housing refers to semi-detached dwellings, duplex dwellings, row dwellings, and triplex dwellings.
- 3) “High-density” housing refers to multi-unit dwellings with four units or more.

4.3.3. Affordability

The affordability of housing options is essential to ensure that adequate and appropriate opportunities for housing are available. While there are many factors that influence housing affordability, the policies in this section establish guidance for land use planning decisions in Three Rivers.

- 1) Council will encourage development of affordable housing, defined as the housing that is:
 - a) Priced for ownership at least 10 percent below the average purchase price of a comparable resale unit in the market area; or
 - b) Priced for rent below the average market rent of comparable units in the market area.
- 2) The Town will consider the following measures to encourage the development of housing projects that meet the definitions of affordability in Policy 1:
 - a) Where appropriate, the Town may enter into a Development Agreement with the proponent of a development that includes affordable housing units, which will establish terms and conditions to ensure that the units remain affordable for a defined period of time or in perpetuity.
 - b) The Town will expedite (“fast-track”) applications through the approvals process, while ensuring that appropriate review processes are completed;
 - c) Updating policies and Tariff of Fees by-laws to waive fees and charges for projects that feature affordable housing;
 - d) Considering the provision of affordable housing when evaluating development applications that propose to increase permitted density; and
 - e) Direct provision of municipally-owned land for the purpose of providing affordable housing, or requiring affordable housing as a condition of land disposal.

- 3) Council will work with the Prince Edward Island Housing Corporation to provide new affordable housing projects in Three Rivers to meet the housing needs of residents.

4.3.4. Accessory Dwelling Units

Accessory dwelling units are dwelling units that are supplementary to a primary dwelling unit on a lot. Known by different names in different places, accessory dwelling units are often referred to as “secondary dwelling units,” “granny flats,” or “in-law suites.” The provision of accessory dwelling units can achieve multiple planning goals, including increasing housing stock, expanding affordable housing options, and providing low-impact forms of intensification. The policies of this section are intended to permit accessory dwelling units in appropriate locations to encourage the achievement of these planning goals.

- 1) The Development By-law shall permit accessory dwelling units to be developed on properties with a primary single-detached, semi-detached, or townhouse dwelling. The Development By-law will also contain additional provisions to regulate the location and scale of accessory dwelling units.
- 2) Accessory dwelling units may be located attached to a dwelling or in a detached building. Where an accessory dwelling is detached from the primary dwelling, the accommodating building or structure must be located in a side or rear yard.
- 3) Development of an accessory dwelling unit shall be subject to:
 - a) A maximum of one accessory dwelling unit is permitted per lot;
 - b) The property complies with the lot area requirements in the Development By-law;
 - c) Adequate parking facilities are provided;
 - d) The exterior access door to the accessory dwelling unit is not located on the front façade of the primary dwelling;
 - e) The accessory dwelling unit is of a modest size, and does not exceed the floor area of the primary dwelling; and
 - f) The accessory dwelling unit shall not be severed from the primary dwelling.
- 4) Micro homes, defined as being less than 37 square metres in floor area, shall be classified as single-detached dwelling units for the purpose of this Plan. Micro homes may also function as an accessory dwelling unit under the policies of this section.
- 5) For the purpose of this Plan, accessory dwelling units shall be defined as dwellings in permanent buildings. Mobile homes, trailers and other moveable recreational vehicles shall not be classified as accessory dwelling units and shall be subject to separate provisions in the Development By-law.

4.3.5. Group Homes

- 1) Group homes shall be permitted in all designations that permit residential uses.
- 2) Group homes shall only be permitted in single-detached, semi-detached, or row dwellings.
- 3) The Development By-law shall establish group homes as a permitted use in all residential zones, subject to the policies of this Plan. As group homes are licensed by the Community Care Facilities and Nursing Homes Board, the Development By-law will not apply any regulations governing the size or location of group homes.

4.3.6. Bed and Breakfast Operations

Bed and breakfast operations, also known as “tourist homes” or “guest homes,” are common on Prince Edward Island and make a valuable contribution to the local tourism industry. Bed and breakfast operations are generally compatible in a range of contexts.

- 1) Bed and breakfast operations shall be permitted wherever single-detached, semi-detached, or townhouse dwelling units are permitted.
- 2) The Development By-law shall contain specific provisions for bed and breakfast operations. The provisions shall regulate such elements as:
 - a) Dwelling types in which bed and breakfast operations are permitted;
 - b) The maximum number of rooms available for guests;
 - c) Regulations for signage;
 - d) Parking requirements; and
 - e) Other compatibility considerations, as required.
- 3) An expansion to the number of rooms available for guests in a bed and breakfast operation may be permitted through a Zoning Amendment, provided that the proposal is compatible with existing and planned uses on neighbouring properties, and that all other criteria for bed and breakfast operations are met.

4.3.7. Short-Term Rentals

The Town of Three Rivers recognizes the valuable role that short-term rentals play in the community. The ability for local residents to lease dwelling space to tourists and business travellers on a short-term basis expands accommodation options for visitors in the community, generating economic benefits for those offering the service, as well as other businesses in Three Rivers. However, experiences across Prince Edward Island have shown that offering entire dwellings exclusively to short-term rental tenants restricts housing options for existing and future residents, resulting in increased housing costs. Other impacts related to noise, garbage and parking have also been reported. The policies in this section are intended to address these concerns.

- 1) Residents offering short-term rental accommodations shall follow all regulations and procedures established by the Province of Prince Edward Island, including the requirement to obtain a Tourism Establishment License from Tourism PEI.
- 2) The Town of Three Rivers will monitor trends in the short-term rental and housing market and may amend the Development By-law to introduce regulations, including but not limited to:
 - a) Restricting short-term rental offerings to primary residences as classified for tax purposes;
 - b) Regulations to permit short-term rentals within Accessory Dwelling Units;
 - c) Permitting short-term rentals within a portion of a dwelling;
 - d) Defining the length of stay that constitutes a short-term rental; and
 - e) Requirements for public notification for short-term rentals.

4.4. Subdivisions and Condominiums

The subdivision process includes lot creation or lot consolidation, and may involve any number of land parcels. A condominium is a form of ownership structure that allows for ownership of portions of land or buildings, with communal ownership of other elements in the development. The purpose of the policies below is to establish policies for subdivisions and condominiums in Three Rivers.

4.4.1. Establishing New Subdivisions

- 1) The design of new subdivisions shall be based on sound planning, engineering and environmental principles. The Town of Three Rivers will evaluate subdivisions against factors including:
 - a) Compatibility with surrounding uses, including agricultural uses;
 - b) The topography of the site;
 - c) Surface drainage on the site and its impact on adjacent parcels of land;
 - d) Access to adjacent public roads and the capacity of those roads to absorb traffic generated from the proposed subdivision;
 - e) Availability, adequacy and the economical provision of utilities and services;
 - f) The ability to further subdivide the land or adjoining land;
 - g) The provision of lots suitable for the intended uses;
 - h) Wastewater management;
 - i) Water supply; and
 - j) Natural features.
- 2) Where a proposed subdivision includes six or more lots, one lot shall be dedicated for landscaped open space for the use and enjoyment of residents in the subdivision. The size of the open space lot shall be at least 10 percent of the overall land to be subdivided. In larger subdivisions, the open space allocation may be divided between multiple lots.

- 3) The Town shall review the transportation network in proposed subdivisions with consideration of the following:
 - a) Where there is an opportunity to create a connection with the road network of an existing subdivision on adjacent land, the Town shall ensure that new connections are established, where feasible.
 - b) Where a future subdivision is possible on adjacent land, subdivision applications shall include road allowances to create road connections;
 - c) The Town shall prioritize full-movement road connections, but may also consider walkways or other infrastructure to enhance pedestrian connections.
 - d) Where subdivisions are proposed adjacent to an existing recreational pathway, including the Confederation Trail, the Town may require proponents of subdivisions to include new pathway connections in the subdivision design to enhance the broader pathway network. Pathways shall connect to a point of public access, which may include a public right-of-way.
 - e) Applications for subdivisions shall conform with the policies of this Plan, including the policies for roads in the Infrastructure and Public Facilities Section of this Plan.

- 4) Where a subdivision is proposed along a shoreline, the subdivision shall include a right-of-way easement to be dedicated to the Town of Three Rivers that enables public pedestrian access to the waterfront, subject to the following conditions:
 - a) The easement shall lead directly to the water, or to an area of public ownership with connection to the water;
 - b) The easement is of a sufficient width to enable reasonable access, as regulated by the Development By-law;
 - c) The easement leads to an area of land that is generally flat, unencumbered and suitable for the purpose of passage; and
 - d) Any vegetation or rock features in the easement that would hinder pedestrian access can be removed without causing significant environmental damage or generating undue potential for erosion.

4.4.2. Legacy Lots

Legacy lots are vacant lots that were legally established under a previous planning regime, either municipal or provincial, but do not meet current standards for servicing by private well and septic systems. The following policies establish conditions under which such lots may be developed.

- 1) Properties that were legally established but do not meet the lot area requirements of the Development By-law shall be recognized as existing lots of record;
- 2) Legally established legacy lots may be developed conditional upon satisfying the following criteria:

- a) The provision of safe access and egress;
 - b) A demonstrated ability to provide for water and sanitary services, either by means of central or private services;
 - c) Development of the lot will not generate undue impacts on natural heritage features, in accordance with the policies of this Plan;
 - d) The lot is not affected by any natural hazards, in accordance with the policies of this Plan; and
 - e) The lot is not located within the Rising Sea Level Impact Overlay, as shown on Schedule B.
- 3) The Development By-law shall contain additional regulations for legacy lots, including special setbacks and maximum lot coverage requirements.

4.4.3. Condominiums

- 1) The Town of Three Rivers recognizes condominium ownership arrangements established under the Prince Edward Island Condominium Act. Any policy in this Plan referring to subdivisions shall also apply to condominiums, with the necessary modifications, as applicable.
- 2) As stipulated in the Condominium Act, developments proposing a condominium ownership structure are not exempt from policies and regulations established under the Official Plan and implementing by-laws.
- 3) For further clarity, the Town of Three Rivers shall review development applications that propose a condominium ownership structure against the criteria for subdivision review established in Policy 1 of Section 4.4.1.
- 4) As an ownership structure, condominiums do not constitute a distinct land use. All development applications will be evaluated on the merits of the proposed land use, without regard for the condominium ownership tenure. Neither the Development By-law nor any other implementing by-law will construe condominiums as a distinct land use.

4.5. Community Design

Community design refers to the process of ensuring that development is attractive, compatible and functional. The guidelines in this section are intended to guide the form of development, such as the placement of buildings on a lot, built form, landscape patterns, and the location of elements associated with development.

This section presents design guidelines for different contexts in Three Rivers. The guidelines are not intended to be mandatory requirements, but best practices for design that the Town can use to evaluate development proposals.

4.5.1. Design Guidelines for Rural Areas

- 1) Ensure development respects the natural topography of land and avoid alteration of the terrain.

- 2) Maintain naturalized and vegetated areas as much as possible.
- 3) Plant additional trees and other landscaping elements to complement existing and proposed development.
- 4) Conservation and adaptive re-use of existing buildings is encouraged.
- 5) Where fencing is provided, limit heights and choose compatible and safe construction materials. Hedges may also be used as fencing.
- 6) Limit the extent of driveway materials to maintain natural drainage patterns.

4.5.2. Design Guidelines for Settlement Areas

- 1) Ensure development respects the natural topography of land.
- 2) Avoid looping or circuitous roadway patterns in favour of integrating with the existing road network and creating opportunities for additional road connections.
- 3) Consider designing for active modes of transportation, such as walking and cycling, by including sidewalks, walkways and bicycle parking. Direct and accessible connections between buildings are particularly encouraged.
- 4) Consider opportunities to expand housing options, including the provision of a range of lot sizes, dwelling types, and dwelling sizes.
- 5) Where a proposed building features larger massing than existing adjacent development, incorporate a transition in the massing down to the existing condition through setbacks and lower building elements.
- 6) Design buildings to be consistent with architectural styles in the area, including building forms, materials and colours.
- 7) Avoid blank walls and encourage generous window coverage, where possible.
- 8) Orient buildings to frame the public street to enhance sociability and community safety.
- 9) In designing buildings, prioritize doors and windows by avoiding garages that project ahead of main entrances or front building façades.
- 10) When siting buildings, consider views and vistas from public spaces to important buildings, landscapes, and community landmarks.
- 11) Locate parking behind or beside buildings, with landscaping and pedestrian facilities in the front.

- 12) To encourage a community feel and reduce travel distances, contribute to a healthy mix of uses within Settlement Areas, subject to Official Plan policies.
- 13) Where possible, preserve and re-use older buildings to conserve existing cultural assets.
- 14) Preserve opportunities for public art, where feasible.
- 15) Seek opportunities to reduce the carbon footprint of development, including through solar orientation, building materials, and high albedo (highly-reflective) colours.
- 16) Keep utilities and storage areas behind or interior to buildings, or screened by landscaping, fencing, or similar features.
- 17) Include lighting on buildings and in parking areas that enhances visibility and safety without impacting adjacent properties.

4.5.3. Design Guidelines for Mainstreets

- 1) To create a lively streetscape, a mix of uses is encouraged, either in separate buildings or together in single buildings.
- 2) Reduce building setbacks from the street to create better interaction with the public realm.
- 3) Limit building heights along street frontages to match the prevailing character of the street. Where additional height is proposed, set back the taller elements away from the street.
- 4) Provide ample pedestrian facilities, including widened sidewalks, to create connections to and between buildings.
- 5) Design commercial signage to be of a modest size, with high-quality materials and limited lighting impacts on neighbouring properties.
- 6) Drive-through facilities are encouraged to be located away from the street, with adequate queuing spaces to prevent spillover.
- 7) Encourage the use of weather-protected architectural elements such as awnings or colonnades.
- 8) Provide landscaping elements suitable to the scale of the site, which may include planter boxes, shrubs, or trees.



BRUDENELL SCHOOL

5. Designations and Land Use Policies

All lands in Three Rivers are subject to land use designations, as illustrated on Schedule A. In this section, policies are established for each land use designation, describing the vision for land use, growth, servicing, compatibility, and other considerations. Development must conform to the policies of each designation.

5.1. Agricultural

Agricultural uses, including crops, livestock, and forestry operations, is an important part of the economy of Three Rivers. Agriculture covers approximately 33 percent of the planning area and represents an important resource within the Town of Three Rivers. The majority of agricultural lands are classified as Class 2 on the 7-Class Canada Land Inventory scale, requiring moderate conservation practices as the soils are deep and hold moisture well, and under good management, are generally high in productivity for a wide range of crops.

The Town's agri-economy is a valuable industry which plays an important role for local employment as well as ensuring food security in the region. The Town will support diversification of farming operations to increase local supply of goods and services within the regional economy, while also protecting farmland from uses that would impede productive farming operations. Accordingly, the policies of this Plan seek to preserve and maintain a suitable supply of agriculturally designated lands throughout the Town of Three Rivers.

5.1.1. Protection of Agricultural lands

- 1) The Town of Three Rivers shall consider the removal of Agricultural land to allow for the expansion of a Settlement Area only through a full review of the Plan.
- 2) Amendments which propose a change from the Agricultural designation to another land use designation is discouraged and shall only be considered where it is demonstrated that the land is not suitable for continued agricultural use.

5.1.2. Permitted Uses

- 1) Council shall establish an Agricultural Zone in the Development By-law to permit agriculture and agriculture-related uses, as well as limited residential uses.
- 2) Permitted agriculture uses in the Agriculture designation shall include livestock operations, growing of marketed or subsistence crops, vineyards, limited processing of agricultural products, forestry, aquaculture-related staging and storage and associated buildings and structures.
- 3) Agri-tourism and on-farm supportive uses such as breweries, wineries, places of assembly, bed and breakfast operations, home-based businesses, home-

based industries, and agriculture-related educational facilities. Such uses shall be limited in scale and be secondary to a primary agricultural operation.

- 4) In addition to general permissions established in Section 4.1, the storage of fishing vessels and equipment is permitted in the Agricultural designation.
- 5) Limited processing of agricultural and aquacultural products shall be permitted in the Agricultural designation. These uses shall be limited in scale and compatible with existing or planned land uses on adjacent properties.
- 6) Larger-scale processing of agricultural, forestry and aquacultural products shall be permitted in the Agricultural designation, subject to a Zoning Amendment.
- 7) Limited unserviced residential uses are permitted in the Agricultural designation, subject to the policies of this Plan.

5.1.3. Compatibility with Sensitive Land Uses

- 1) Development in the Agricultural designation shall ensure adequate separation between livestock and sensitive uses, including residential uses, day care services, retirement residences, educational facilities, parks and other uses in which outdoor amenities and recreation spaces are provided.
- 2) The Town of Three Rivers will evaluate the compatibility of agricultural uses that include livestock operations against the policies in the Development Hazards and Land Use Compatibility section of this Plan.

5.1.4. Land Division in the Agricultural Designation

A principal objective of this Official Plan is to preserve the character and viability of agricultural areas in the Town of Three Rivers. In general, fragmentation of agricultural lands through lot creation can impact the potential for success of agricultural operations. However, some limited lot creation in agricultural areas can allow for a healthy range of agriculture-supportive and compatible land uses, support farmers, and create housing opportunities for residents. The intent of policies in this section is to balance these two objectives.

- 1) In the Agricultural designation, lots existing on [date of adoption of Official Plan] may be subdivided to create a total of three lots, including two severed lots and one retained lot. Applications for subdivisions shall conform with all applicable policies of this Official Plan.
- 2) Despite the policies of this section, where a dwelling in the Agricultural designation is rendered surplus as a result of the acquisition of two or more farm parcels for a single farm operation, a lot may be created to accommodate the surplus dwelling, subject to the following:
 - a) The proponent demonstrates completion of the purchase, either through deed or a legally binding offer of purchase and sale.

- b) The vacant agricultural parcel is rezoned to prohibit residential uses, to avoid a cycle of construction and severance of surplus farm dwellings on retained lands.
 - c) The severed lot shall be sized to minimize the loss of agricultural land.
- 3) Despite the policies of this section, the Town shall permit lot creation for a new agricultural operation. New lots created for agricultural purposes shall be sized to allow for flexibility in the type and size of agricultural use.

5.1.5. Aquaculture

Agricultural activities in Three Rivers are deemed to include aquaculture, typically for mussels, oysters and trout. As municipal land use plans do not regulate uses in water bodies, the policies of this section reference provincial zoning systems and associated land-based activities.

- 1) Aquaculture activities shall be subject to the PEI Aquaculture Zoning.
- 2) Any land-based activities related to aquaculture, such as storage or staging of equipment, are permitted in the Agricultural designation.

5.1.6. Forestry

Agricultural activities in Three Rivers are deemed to include forestry operations.

- 1) Forestry uses are permitted in the Agricultural designation, subject to all policies of this Official Plan.

5.1.7. Resource Excavation Pits

- 1) Council shall establish a Resource Excavation Zone in the Development By-law. Resource excavation pits are permitted in the Agricultural designation, subject to a Zoning Amendment. Applications to establish a new excavation pit shall comply with the provisions and regulations of the Environmental Protection Act. Zoning Amendment applications shall consider:
 - a) Surrounding land uses and the proximity of the excavation pit to those uses;
 - b) The extent and duration of the proposed operation;
 - c) Vehicle circulation patterns and haul routes;
 - d) Requirements for water use;
 - e) Proposed rehabilitation measures; and
 - f) Mitigation measures to address potential impacts.

5.2. Rural

The Rural land use designation is intended to accommodate a variety of land uses that are appropriate for a rural location while ensuring that the character of the rural area is preserved and enhanced. As an important component of the local economy, the policies of this Plan aim to strengthen and support the local rural economy by permitting a diversity of uses.

A large portion of the Rural land use designation will continue to be farmed for agricultural-related purposes, yet there are existing residential developments located within coastal areas and found in smaller pockets throughout the Town of Three Rivers. The policies of the Rural designation are meant to recognize this existing situation while also offering opportunities for future seasonal and full-time dwellings in appropriate locations.

5.2.1. Permitted Uses

- 1) The Rural designation is intended to apply to lands that are generally unsuited to agricultural uses, but may be developed with other appropriate uses.
- 2) Council shall establish a General Rural Zone to permit land uses appropriate to a rural setting.
- 3) Council shall establish a Rural Residential Zone to permit low-density residential and supporting uses appropriate for a rural setting.
- 4) Medium-density residential dwellings may be permitted through a Zoning Amendment, provided that:
 - a) Adequate water and sanitary servicing can be provided; and
 - b) Parking facilities are made available for each unit.
- 5) High-density residential developments are prohibited in the Rural designation.
- 6) Council shall establish Community, Light Industrial and Highway Commercial Zones within the Rural designation. Subject to a Zoning Amendment, the following uses may be permitted:
 - a) Outdoor recreational and tourism uses;
 - b) Small-scale Community, Light Industrial and Highway Commercial uses where the following criteria are met:
 - / The uses are necessary to serve the local rural community and the travelling public (i.e. general store, restaurant);
 - / The use being proposed can be supported by water and septic services according to the applicable provincial regulations;
 - / The scale of the development is appropriate for a rural context;
 - / Access and egress to the development can be safely provided; and
 - / The proposed development is compatible with surrounding land uses or impacts can be reasonably mitigated.
 - c) Animal and veterinarian services, including boarding, breeding and training.
- 7) In addition to general permissions for accessory uses established in Section 4.1, the storage of fishing vessels and equipment is permitted in the Rural designation.

- 8) Subdivisions are permitted in the Rural designation, subject to the policies of this Plan. The Development By-law shall establish minimum lot sizes and minimum lot frontage for both the Rural and Rural Residential Zones.

5.3. Settlement Areas

A Settlement Area is defined as a built-up geographic area with a concentration and mix of land uses. This Plan identifies two types of Settlement Areas: Urban Settlement Areas and Rural Settlement Areas. While both Settlement Areas are a focus of growth and development, they differ in intensity, primarily due to different forms of water and sanitary services. The presence of central water and sanitary services in Urban Settlement Areas, including Georgetown and Montague, offers greater opportunities for the development of a mix of uses within a compact form. By contrast, Rural Settlement Areas, including Cardigan and Poole's Corner, will feature less intensive development forms due to private water and sanitary services, while providing a range of land uses.

5.3.1. Policies for Residential Uses in Settlement Areas

- 1) Council shall establish the following zones to support residential development in Settlement Areas:
 - a) An R1 zone to permit low-density residential and supporting uses;
 - b) An R2 zone to permit medium-density residential and supporting uses;
 - c) An R3 zone to permit high-density residential uses;
 - d) A Residential Mobile Home Park zone to permit mobile homes and associated land uses.
- 2) Low-density housing forms shall be generally permitted in appropriate locations within both the Rural and Urban Settlement Area, provided they meet the following criteria:
 - a) The property can adequately provide for private or central water and sanitary services;
 - b) The property has frontage on a public road; and
 - c) The proposed development is designed to meet the applicable setbacks of the corresponding zone provisions.
- 3) Medium-density housing forms shall be generally permitted in appropriate locations within Settlement Areas, provided they meet the following criteria:
 - a) The property can adequately provide for private or central water and sanitary services;
 - b) The property has frontage on a public road; and
 - c) The proposed development is designed to meet the applicable setbacks of the corresponding zone provisions.
- 4) High-density housing forms shall generally be permitted in appropriate locations within the Urban Settlement Area, provided they meet the following criteria:

- a) The property is serviced with central water and sanitary services;
 - b) The property is located on or near a road with capacity to safely absorb the anticipated increase in traffic;
 - c) The proposed development will not result in undue shadowing impacts on adjacent land uses; and
 - d) The proposed development is designed to feature appropriate setbacks and architectural features that reduce impacts on adjacent properties.
- 5) New mobile home parks may be established only through a Zoning Amendment process. All new mobile home parks must be serviced with central water and sanitary services, provided that sufficient capacity to support the proposed development is available.

5.3.2. Policies for Community Uses in Settlement Areas

Community uses are community-serving retail, commercial and small-scale institutional uses. These uses are commonly found in community hubs and on prominent streets, but may also be appropriate in other contexts.

- 1) Council shall establish the following zones in Settlement Areas:
 - a) A Mixed-Use Zone to permit a range of retail, commercial and tourism-oriented uses;
 - b) A Highway Commercial Zone to permit automobile-oriented commercial uses on major roadways; and
 - c) A Community Zone to permit community-serving institutional uses such as municipal offices, post offices, fire halls, schools, places of worship, cultural facilities and similar uses.
- 2) Applications for a Zoning Amendment to change the zoning on a property, establish a use not permitted by the applicable zone, or exceed building envelope limitations shall be evaluated against the following criteria:
 - a) The potential for the use to generate undue traffic impacts;
 - b) Whether water and sanitary servicing requirements can be met;
 - c) Whether adequate setbacks are incorporated into the development design; and
 - d) Whether adequate measures are proposed to mitigate noise, lighting or other impacts on adjacent properties.

5.3.3. Policies for Industrial Uses in Settlement Areas

- 1) New heavy industrial uses are prohibited within Settlement Areas, except where permitted through a Zoning Amendment application. Council shall evaluate applications for Zoning Amendments against the following criteria:
 - a) The property may be adequately serviced with water and sanitary services;

- b) The property has access to public roads that can accommodate vehicular traffic, including delivery trucks;
 - c) The property is located outside of any Wellfield Protection Areas;
 - d) The property is located an adequate distance from residential and other sensitive land uses, or any potential impacts may be mitigated, subject to the policies of this Plan; and
 - e) The development of the property with industrial uses will not impact sensitive environmental features.
- 2) Existing heavy industrial uses shall be permitted as legal non-conforming uses. Expansions to these uses shall be permitted, subject to the Development Hazards and Land Use Compatibility section of this Plan.
 - 3) New industrial uses within Settlement Areas shall be limited to light industrial uses where Council is satisfied that there are no adverse impacts on adjacent uses. New light industrial uses shall conform with the Development Hazards and Land Use Compatibility policies of this Plan.
 - 4) Within the Georgetown Urban Settlement Area, the former location of oil storage tanks near the corner of Glenelg and Fitzroy Streets is identified for light industrial uses, which are deemed compatible with abutting residential areas.
 - 5) Within the Georgetown Urban Settlement Area, existing heavy industrial uses are located along the waterfront. Notwithstanding the policies of this section, the former East Isle Shipyard shall be reserved for future heavy industrial uses provided it can be adequately serviced and potential impacts can be mitigated.

5.3.4. Policies for Waterfronts in Settlement Areas

- 1) The Town encourages a range and mix of uses along the waterfront to serve residents and visitors. Harbours and marinas shall be permitted in Settlement Areas.
- 2) The Town of Three Rivers will encourage the consolidation of waterfront lands, where feasible, to facilitate comprehensive, coordinated development of community and tourist facilities.
- 3) Development along waterfronts in Settlement Areas shall recognize and respect the jurisdiction of the Government of Canada, where applicable.
- 4) The Town shall maintain and enhance the system of sidewalks, trails, boardwalks, parks, open spaces, where applicable. Accessible pedestrian connectivity and facilities shall be prioritized in these waterfront areas, including pedestrian routes to access these areas from other destinations.

5.3.5. Policies for Mainstreets in Settlement Areas

Mainstreets make an important contribution to the vibrancy and success of Settlement Areas. The Mainstreets referenced in this section include: Water Street and Kent Street in the Georgetown Settlement Area; Main Street in the Montague Settlement Area; and Wharf Road and Water Street in the Cardigan Settlement Area.

- 1) Over time, Mainstreets shall develop in a compact built form offering a mix of uses, including commercial and retail uses at grade and residential uses above.
- 2) New developments and buildings shall be designed to address the public street in the following ways:
 - a) Orient the primary façade of the building towards the Mainstreet;
 - b) Achieve shallow setbacks from the Mainstreet;
 - c) Designing buildings to include a large amount of window glazing; and
 - d) Locate vehicular parking away from view of the Mainstreet.
- 3) Preserve existing, older buildings and integrate them into new developments, where feasible.
- 4) Provide for a continuous sidewalk along the Mainstreet, with direct, accessible entrances to ground-level uses.
- 5) Preserve existing trees and integrate them into new developments, where feasible. New trees should be considered along Mainstreets, where conditions allow. New trees should be native species with shallow root systems to protect underground infrastructure.
- 6) When evaluating new development proposals, Council shall take into consideration the Community Design Guidelines in Section 4 of this Plan.
- 7) Council may consider adopting a specific set of design guidelines for development along Mainstreets across Three Rivers.

5.4. Industrial

The Industrial land use designation is characterized by traditional industrial activities and uses, including, but not limited to: manufacturing, processing, distribution, warehousing, construction and related trades, outdoor storage, light and heavy industrial uses and other uses requiring a range of parcels sizes. Due to the nature of these uses, there may be adverse impacts on adjacent sensitive land uses due to its day-to-day operations (i.e. odours and emissions, effluent, smoke, dust, traffic, light and noise). As a result, industrial land uses should be separated from sensitive land uses, and where possible clustered together to minimize their overall impacts.

- 1) Council shall create the following zones to accommodate Industrial land uses:

- a) A Light Industrial Zone to permit a wide range of low-impact light industrial uses and office-type uses, including showrooms and display areas; and
 - b) A Heavy Industrial Zone to permit a wide range of industrial uses including uses which, among others, generate noise, fumes, or odours that can be considered hazardous or obnoxious.
- 2) Council may apply the Industrial designation to new areas subject to the following considerations:
- c) The property may be adequately serviced with water and sanitary services;
 - d) The property has access to public roads that can accommodate vehicular traffic, including delivery trucks;
 - e) The property is located outside of any Wellfield Protection Areas;
 - f) The property is located an adequate distance from residential and other sensitive land uses, or any potential impacts may be mitigated, subject to the policies of this Plan; and
 - g) The development of the property with industrial uses will not impact sensitive environmental features.
- 3) Heavy industrial uses that may result in noise, odour, dust, fungi, smoke, emissions, effluent, or other impacts may be established through a Zoning Amendment, subject to consideration of the following:
- a) Where the lands are not designated Industrial on Schedule A, the lands shall be redesignated to the Industrial designation through an Official Plan Amendment;
 - b) Whether adequate measures are proposed to mitigate anticipated impacts on neighbouring land uses and properties, including lighting, noise, and other impacts or nuisances related to the industrial operation;
 - c) The impact of the proposed use on traffic volumes on the surrounding local road network, as well as traffic circulation, sightlines, and vehicular access points;
 - d) Whether the design enables adequate on-site traffic circulation of vehicles;
 - e) Whether water and sanitary services can be adequately and safely provided;
 - f) Whether adequate setbacks are incorporated into the development design;
 - g) The property is located outside of the Wellfield Protection Area;
 - h) Whether adequate space is allocated for loading and deliveries; and
 - i) Whether adequate screening is provided for outdoor storage, loading areas, and other unsightly features of the development.
- 4) Developments containing industrial uses shall include landscaping abutting streets or property lines to provide visual screening and amenity for the public realm and surrounding development. The Development By-law shall include landscaping requirements for industrial development.

- 5) Council shall explore a potential future industrial park at the Wood Islands Road and Commercial Road intersection. If determined to be appropriate for industrial uses, the affected lands will be redesignated to the Industrial land use designation through an Official Plan Amendment.

5.5. Institutional

The Institutional land use designation is intended to accommodate certain special land uses at a regional scale, including, but not limited to hospitals, colleges and major sports, recreational and cultural facilities. Typically these large sites and land use is distinguished by a number of unique characteristics such as a special demand on the transportation network as well as water and wastewater infrastructure. To varying degrees, these uses can also impact adjacent land uses and therefore need to be developed in a built form that is compatible within its existing environment.

5.5.1. General Policies

- 1) The Town of Three Rivers shall consider requests for new institutional land uses on an individual or case-by-case basis through an implementing Official Plan Amendment and Zoning Amendment;
- 2) Proposed institutional land uses will be evaluated on the basis of the following criteria:
 - a) Evidence that the property is suitable for the proposed use;
 - b) It is supported by a transportation study;
 - c) Water and sanitary services can be adequately provided; and
 - d) An assessment of all potential impacts of the proposed land use upon adjacent land uses and mitigation measures are considered acceptable.

5.5.2. Special Policy Areas

- 1) Development at the Great Enlightenment Buddhist Institute Society (GEBIS) campus at 2661 Heatherdale Road (Route 316) shall be permitted in accordance with the executed Development Agreement and the associated GEBIS Monastery Master Plan dated November 6, 2018, subject to the following policies:
 - a) Notwithstanding the description of Institutional uses in Section 5.5 of this Plan, the GEBIS development may include residential, agriculture, educational, and assembly uses in multiple buildings.
 - b) Water and sanitary services shall be by means of self-contained communal servicing systems and shall not be serviced with central water or sanitary services.
 - c) Changes to the Master Plan shall require approval from Council.
 - d) Where changes are proposed, the Town of Three Rivers shall revise the Development Agreement to reflect the changes, where applicable.

- e) Further expansion beyond the development boundaries envisioned in the Master Plan shall not be permitted without an amendment to this Official Plan.
- 2) Development at the Great Wisdom Buddhist Institute (GWBI) campus at PIDs 1026228 and 1098094 (Route 319) shall be permitted in accordance with the Environmental Impact Assessment approved by the Minister of Communities, Land and Environment dated July 3, 2018 and the associated GWBI Monastery Master Plan dated May 2018, subject to the following policies:
- a) Notwithstanding the description of Institutional uses in Section 5.5 of this Plan, the GWBI development may include residential, agriculture, educational, and assembly uses in multiple buildings.
 - b) Water and sanitary services shall be by means of self-contained communal servicing systems and shall not be serviced with central water or sanitary services.
 - c) Changes to the Master Plan shall require approval from Council.
 - d) Where changes are proposed, the Town of Three Rivers shall revise the Development Agreement to reflect the changes, where applicable.
 - e) Further expansion beyond the development boundaries envisioned in the Master Plan shall not be permitted without an amendment to this Official Plan.
 - f) The GWBI development shall provide for a minimum of two safe access and egress points to properties on both sides of Brudenell Point Road.
 - g) The GWBI development shall ensure sufficient parking supply to accommodate the needs of residents, guests, and visitors.
 - h) In accordance with approvals under the Environmental Protection Act, the GWBI development shall maintain naturalized or landscaped open space with a minimum depth of 15 metres along the entire perimeter of the development, including lands on the banks of the Brudenell River and all lands fronting on public roads, exclusive of required access and egress points.
 - i) North of Brudenell Point Road, the GWBI development shall incorporate public trails along the east side of the property linking Brudenell Point Road with the riverfront.
 - j) Buildings on the property shall be limited to a maximum of 11 metres, except for a traditional pagoda, which Council may consider to a height of 23 metres, provided appropriate firefighting capability is available.

5.6. Parks and Open Space

The Parks and Open Space land use designation identifies large parks and open space corridors in public or private ownership. The Parks and Open Space land use designation also includes historic sites (e.g. Roma at Three Rivers), Federally- or Provincially-recognized parks (e.g. Panmure Island Provincial Park), recognized woodlots, wildlife sanctuaries (e.g. Harvey Moore Wildlife Sanctuary) as well as development along the waterfront, including harbours and marinas. Parks and opens spaces contribute significantly to the quality of life within the Town of Three Rivers, as well as the integrity of the natural environment.

5.6.1. General Policies

- 1) The Parks and Open Space land use designation is identified on Schedule A to identify and protect large open spaces and recreational areas, generally to be available for public benefit and enjoyment.
- 2) The Parks and Open Space land use designation is intended to recognize existing and future greenspaces in the Town, including parkland, open spaces, waterfronts, beaches, cemeteries and environmental areas. Lands under this designation serve multiple purposes, including recreation, stormwater retention, pathway connectivity, and protection of natural features.
- 3) Council shall establish an Open Space Zone to reserve land for public parks, green spaces, trails and environmental areas.
- 4) Through its land use planning activities, Council shall encourage the creation of new trail development and connections between parks and open spaces to establish a linked greenspace network in the Town of Three Rivers.
- 5) The Town of Three Rivers shall encourage public access to all waterfronts, and shall promote the development of recreational trails for public use along these waterfronts.
- 6) The following land uses and activities are permitted on lands designated Parks and Open Space where they do not adversely impact the natural environment, cultural heritage or general characteristics of the area:
 - a) Recreation, sport, leisure and cultural facilities;
 - b) Activities that involve scientific or educational study, conservation, interpretation or restoration of natural or cultural heritage resources or archaeological resources within the area or within adjacent waterways;
 - c) Small-scale commercial activities and community uses which are ancillary to the uses identified in a) and b) above.
- 7) Privately-owned lands designated Parks and Open Space can only be used and accessed by the public with the consent of the property owner(s).

5.6.2. Special Policy Areas

- 1) This Plan recognizes the importance of Native Council of PEI Cultural Park on Panmure Island Road (Route 347) as the site of the Abegweit Pow Wow, an annual two-day cultural celebration. Land uses adjacent to the Cultural Park shall be compatible with the Park's role and operations.



6. Protection of Natural and Built Heritage Resources

A central principle of this Official Plan is the protection of natural and built heritage resources. The policies of this section are intended to ensure that development does not adversely impact these unique features.

6.1. Natural Heritage

Natural heritage features include forests, wetlands, waterbodies, and wildlife habitat. These features provide the basis of healthy ecosystems, as well as benefits to humans, such as maintaining clean air and groundwater. The policies of this section are intended to protect these features.

- 1) All development shall comply with the provisions of the Environmental Protection Act and the Wildlife Conservation Act of Prince Edward Island.
- 2) Natural heritage features shall be conserved as much as possible to maintain ecological integrity and public amenity for future generations, subject to the policies of this Plan.

6.1.1. Development Adjacent to Shorelines, Waterbodies and Wetlands

- 1) The Town of Three Rivers recognizes the importance of protecting surface water resources, including streams, springs, creeks, brooks, rivers, lakes, ponds, bays, estuaries, coastal bodies and wetlands. Development shall be prohibited within 15 metres of a waterbody or wetland, unless permission is granted by the Province under the Environmental Protection Act.
- 2) All waterbodies shall be subject to a protection buffer of 30 metres, including the 15-metre setback established by the Environmental Protection Act. Development within areas designated Buffer Area on Schedule B shall be required to provide a total setback of 30 metres, unless demonstrated through a study prepared by a qualified expert that a reduced setback can be achieved without causing undue negative impacts on the waterbody or wetland.

6.1.2. Trees and Forests

- 1) Where harvesting of trees is proposed within 15 metres of a water body, or within 60 metres of a waterbody inside a Buffer Area on Schedule B, the proponent shall submit a Sustainable Forest Management Plan that outlines sustainable methods of tree harvesting. The Town may require the proponent to enter into a Development Agreement that commits the proponent to the recommendations of the Sustainable Forest Management Plan.
- 2) Where development is proposed in the Settlement Area, the Town may require submission of a Landscape Plan to ensure that development has an

appropriate amount of natural vegetation, including conservation of existing landscape features.

6.1.3. Wildlife Habitat

- 1) The Town of Three Rivers recognizes the need to protect Species At Risk on Prince Edward Island. Council shall not make any land use planning decisions that would result in a clear threat to Species At Risk, unless permits are issued under the Federal Species At Risk Act or the Provincial Wildlife Conservation Act.
- 2) In making land use planning decisions, Council shall be mindful of potential wildlife habitat, including forests, wetlands, sand dunes, beaches, and shorelines.

6.2. Built Heritage and Archaeology

6.2.1. Designated Buildings

The Town of Three Rivers honours and respects its heritage, including special buildings and places that bestow meaning and define the community. In accordance with the Heritage Places Protection Act, this Official Plan recognizes the importance of designated buildings in Three Rivers. The policies of this section are intended to ensure appropriate development in relation to designated heritage buildings.

- 1) Development in and around designated heritage resources shall comply with all applicable federal and provincial legislation and guidelines, as applicable. Council recognizes that Development Permits on sites with heritage designations must be authorized by the Minister of Economic Growth, Tourism and Culture before taking effect.
- 2) The Town of Three Rivers recognizes the federally- and provincially-designated heritage sites within the municipal boundaries:
 - a) Jean-Pierre Roma / Roma Settlement (National Historic Site of Canada)
 - b) Garden of the Gulf Museum (Designated Historic Place)
 - c) Government of Canada Building, Montague (Designated Historic Place)
 - d) Kings County Courthouse (Designated Historic Place)
 - e) Panmure Lighthouse (Designated Historic Place)
 - f) The Goff House (Designated Historic Place)
- 3) Development applications within 50 metres of a property containing a designated heritage site, the development shall be reviewed for compatibility with the heritage resource. The Town may require submission of a Heritage Impact Study to assist in the evaluation, which shall contain an assessment of the impact of the development on heritage value and any mitigation measures needed to ensure compatibility.

- 4) The Town of Three Rivers recognizes the value to the community of Registered Historic Places. While registered sites do not enjoy the equivalent levels of protection as Designated sites, development in proximity to Registered sites shall be reviewed for compatibility, where feasible.
- 5) Where a Heritage Impact Statement is prepared for a designated heritage resource under the Heritage Places Protection Act as part of a development application, the report shall be forwarded to the Town of Three Rivers as part of a complete application.

6.2.2. Heritage Rivers

- 1) Council recognizes the Canadian Heritage River designation applied collectively to the Brudenell, Cardigan, and Montague Rivers.
- 2) While recognizing that various forms of development have always existed along these special waterbodies, Council shall ensure that development does not adversely affect the heritage value of these rivers.

6.2.3. Archaeology

- 1) All development shall proceed in accordance with the provisions of the Archaeology Act.
- 2) Where an Archaeological Impact Statement is prepared under the Archaeology Act for an archaeological site as part of a development application, the report shall be forwarded to the Town of Three Rivers as part of a complete application.



7. Development Hazards and Land Use Compatibility

The purpose of this section is to establish policies to ensure that development is compatible with adjacent land uses and protects the health and safety of residents and visitors. The policies seek to avoid or mitigate the inherent conflicts or challenges presented by certain land uses, natural features, or site conditions. In this section, “compatibility” concerns the impacts on other properties generated from the normal practices associated with a land use. “Sensitive land uses” refers to land uses in which people will be particularly impacted by hazardous development, such as residential dwellings, retirement residences, day cares, educational facilities, and parks.

7.1. Climate Change Impacts

- 1) The Town of Three Rivers will consider the anticipated impacts of climate change in its land use planning decisions, including municipal projects and review development applications. In addition to other policies of this Plan, considerations may include:
 - a) Reducing greenhouse gas emissions;
 - b) Actions to reduce impacts of extreme heat, including increased tree planting and the creation of shaded areas in publicly-accessible spaces;
 - c) Rising sea levels in coastal areas;
 - d) Increased potential for flooding and extreme precipitation events;
 - e) Increased potential for erosion as a result of stronger, more frequent winds; and
 - f) Intrusion of saltwater into aquifers supplying drinking water, as a result of rising sea levels.

7.2. Land Use Compatibility

7.2.1. Agriculture / Livestock

- 1) Development of, or in proximity to, livestock operations shall be designed with consideration of the Prince Edward Island Guidelines for Manure Management, as amended.
- 2) The Town of Three Rivers shall require a development proponent to submit a Minimum Separation Distance (MSD) and Sketch Sheet as part of a complete development application, where:
 - a) A new livestock operation is proposed in proximity to other land uses; or
 - b) New land uses are proposed in proximity to a livestock operation; and
 - c) Where the land use in proximity to the livestock operation is not an agricultural or industrial use.

- 3) Policies (1) and (2) shall not apply to expansions of existing livestock operations.

7.2.2. Industrial Uses

- 1) Heavy industrial uses that will generate noise, dust, odours, pollution or other impacts shall not be permitted within 100 metres of a sensitive land use.
- 2) Where development of new sensitive land uses is proposed within 100 metres of a heavy industrial use generating noise, dust, odours, pollution, or other impacts:
 - a) The Town shall require submission of a Land Use Compatibility Study prepared by a qualified professional that demonstrates that the proposed sensitive use will not experience undue negative impacts from the industrial use.
 - b) Where a Land Use Compatibility Study recommends mitigation measures, the Town may require proponents of development to enter into a Development Agreement to ensure that mitigation measures are applied.

7.3. Coastal Shoreline Development

7.3.1. Coastal Shoreline Erosion

The purpose of this section is to establish policies to protect people and property from shoreline erosion, while protecting the natural integrity of the coastal shoreline against disturbances from development. The coastline of Prince Edward Island is currently eroding at an average rate of 30 centimetres per year, although losses of more than 8 metres have been recorded as a result of a single storm event. Where applicable, the policies of this section apply to both primary and accessory structures.

- 1) The Development By-law will include regulations to mitigate shoreline erosion.
- 2) The Town of Three Rivers shall discourage new coastal stabilization armouring infrastructure and encourages natural forms of erosion control and protection of property, including:
 - a) Adequate setbacks;
 - b) Protection of trees and their critical root systems; and
 - c) Preservation of existing rock formations.
- 3) Where shoreline stabilization armouring exists, the Town encourages the restoration of the land to a naturalized condition over time, including through development activities.
- 4) Where coastal armouring infrastructure already exists, the Town shall consider reduced building setbacks from shorelines, provided that:

- a) The development proponent obtains all necessary provincial permits under the Environmental Protection Act;
 - b) There is a demonstrated need or benefit from the reduced setback;
 - c) The reduced setback will not result in impacts on adjacent land uses or natural features;
 - d) The development can be adequately serviced with central or private water and sanitary services; and
 - e) Drainage can be managed appropriately.
- 5) Where development is proposed within 30 metres of a coastal body, the Town shall require a Coastal Hazard Assessment as part of a complete Development Permit application. The 30-metre setback shall be measured from either:
- a) From the top of bank, when adjacent to a beach; or
 - b) The inland boundary of a wetland, or watercourse.
- 6) Subdivisions proposed along coastal bodies shall incorporate measures to avoid saltwater intrusion into groundwater through appropriate siting and design of water servicing systems and limiting the number of proposed lots.
- 7) Subject to the findings of a Coastal Hazard Assessment, subdivisions proposed adjacent to a coastal body will be required to either:
- a) Incorporate a 15-metre coastal buffer into each lot abutting a shoreline; or
 - b) Create a separate property that accommodates a 15-metre coastal buffer across the shoreline of the entire subdivision.

7.3.2. Dunes and Beaches

- 1) Development proposed on, or in proximity to, sand dunes and beaches shall comply with the Prince Edward Island Environmental Assessment Act, as amended.
- 2) Where a new lot is proposed adjacent to a sand dune, the lot shall be set back a minimum of 60 metres from the sand dune, measured from the inland boundary of the dune. Exceptions may be granted where a study prepared by a qualified expert demonstrates that the setback to the dune may be reduced without negative impacts.
- 3) Where a new building is proposed adjacent to a sand dune, the building shall be set back a minimum of 30.5 metres to the sand dune, measured from the inland boundary of the dune. Exceptions may be granted where a study prepared by a qualified expert demonstrates that the setback to the dune may be reduced without negative impacts.
- 4) Where a new building is proposed adjacent to a beach, the building shall be set back a minimum of 22.9 metres, or 60 times the rate of erosion, whichever

is greater, measured from the top of bank. Exceptions may be granted where a study prepared by a qualified expert demonstrates that the setback to the beach may be reduced without negative impacts.

- 5) Notwithstanding the policies of this section, in no case shall a road be constructed on a sand dune.
- 6) The Development By-law may contain additional regulations for development adjacent to sand dunes and beaches.

7.3.3. Climate Change Adaptation

The Town of Three Rivers recognizes the threat of rising sea levels as a result of a changing climate. Sea levels are generally expected to rise approximately 15 centimetres from their current elevations over 20 years, and 80 centimetres by 2100. The rising sea levels presents a threat to public safety and property through flooding damage, erosion impacts, loss of protective vegetation, and saltwater intrusion into groundwater.

- 1) To adapt to changing conditions and ensure public health and safety, development shall be prohibited in the Rising Sea Level Impact Overlay, as shown on Schedule B.
- 2) The Town of Three Rivers will consider increased potential for erosion as a result of climate change and rising sea levels when evaluating applications for development adjacent to coastal shorelines.
- 3) To maintain public safety, applications to expand existing development within the Rising Sea Level Impact Overlay shall be required to demonstrate that:
 - a) The expansion is designed to not reduce the setback of the building to the shoreline;
 - b) The expansion does not exceed 50 percent of the floor area of the existing building;
 - c) The expansion does not add any dwelling units or bedrooms to the building; and
 - d) The expansion will not result in any drainage or erosion impacts that may further exacerbate the hazard.

7.4. Wellfield Protection Area

This Plan establishes Wellfield Protection Areas on Schedule B. Within these areas are time-dependent capture zones, including 250 days (Area A), 25 years (Area B) and 50 years (Area C). The degrees of protection cascade from Area A (most protected) to Area C (lesser degree of protection).

- 1) The Town of Three Rivers will protect high capacity wells and well fields used for the central water supply by Georgetown Water Utility and the Montague Water and Sewer Corporation, as shown on Schedule B.

- 2) Proponents of commercial, industrial or other development within the Wellfield Protection Area that has the potential to adversely affect groundwater may be required to submit a Wellfield Impact Study. Development shall not proceed unless the Town of Three Rivers is satisfied that the proposed development will not generate adverse impacts to groundwater.
- 3) All unused wells shall be appropriately capped to reduce risks to groundwater.
- 4) Council shall prioritize connecting all existing development within the 250-day wellfield capture zone (WPA zone) to the wastewater collection system, where such services are available.
- 5) Council shall not expand the wastewater collection system in the Georgetown Urban Settlement Area until all existing residents within the WPA are provided service, or until a plan to achieve this goal has been approved by Council.
- 6) Where feasible, the Town of Three Rivers will seek to acquire vacant commercial and agricultural properties within the Wellfield Protection Area overlays shown on Schedule B to ensure protection of groundwater resources.
- 7) Existing industrial uses are located on lands north of the Georgetown Urban Settlement Area. As these lands are identified within the Wellfield Protection Area, the Town of Three Rivers shall work with the Georgetown Water Utility Corporation to ensure activities do not negatively impact the Wellfield Protection Area.

7.5. Contaminated Sites

Some properties in Three Rivers may have been contaminated through previous land uses, such as industrial uses. While administration and control of contaminated sites is generally governed by the Province under the Environmental Protection Act, this section is intended to supplement those regulations.

- 1) Development on properties with contamination from landfills, metals, petroleum, or other chemicals shall comply with regulations established in the Environmental Protection Act.
- 2) Where a property listed on the provincial Contaminated Sites Registry is proposed to be developed with sensitive uses such as residential, retirement residences, recreation, day care, education facilities or parkland, the Town may require proponents of development to enter into a Development Agreement to ensure that contamination is remediated. In these cases, a Development Agreement may contemplate phasing of a portion of the development prior to remediation, where appropriate.

7.6. Resource Excavation Pits

- 1) Development of sensitive land uses shall not be permitted within 300 metres of a resource excavation pit operation, unless approved through a permit under the Environmental Protection Act..

7.7. Landfills

- 1) New landfills are not permitted in the Town of Three Rivers.
- 2) An Official Plan Amendment is required to establish a new landfill, where approved by the Province of Prince Edward Island. The Amendment shall include:
 - a) New text added to this section describing the location, nature, and extent of the proposed landfill;
 - b) Policies for site design of landfills, including site access, landscaping, visual screening, noise mitigation, and other design criteria; and
 - c) An amendment to Schedule B illustrating the location of the proposed landfill.



8. Infrastructure and Public Facilities

Infrastructure and public facilities provides important and valued services to community members. These services support economic and social activities, protect public safety, and improve quality of life. This section establishes planning policies for infrastructure and public facilities.

8.1. Transportation and Mobility

Successful communities rely on strong transportation networks. As with most communities on Prince Edward Island, Three Rivers features a network of provincially-owned and -operated roads that connect residents to destinations throughout the municipality. With consideration for provincial ownership of the road network, this section establishes policies for transportation and mobility within municipal jurisdiction.

8.1.1. Public Roads

The road network in Three Rivers is planned to be transferred to Provincial jurisdiction, similar to most communities on the Island. Under the proposed ownership structure, the Province will be responsible for approval and maintenance of all roads.

- 1) The Town of Three Rivers shall categorize all streets, roads and highways in the Town in alignment with designations under the Roads Act.
- 2) New roads shall be designed to Provincial standards in accordance with the Roads Act.
- 3) Where a new subdivision is proposed on a parcel of land that abuts and requires access to an arterial, collector, local or seasonal highway, all roads or entranceways must meet the minimum sight distance standards established in the Roads Act Highway Access Regulations.
- 4) The Town of Three Rivers will work with the Province of Prince Edward Island to identify, protect, and secure dedication of lands to achieve right-of-way width requirements, as classified in the Roads Act.
- 5) The Town will work with the Province to make safety improvements and upgrades to problematic intersections that present hazards to motorists and pedestrians, such as Victoria Cross.
- 6) The Town will work with the Province on issues of traffic management, including the identification of designated Truck Routes in appropriate locations.

8.1.2. Private Roads

- 1) New private roads are prohibited, except for the following development types:
 - a) Commercial rental cottages;

- b) Farm buildings;
 - c) Seasonal commercial and residential uses related to tourism;
 - d) Summer cottages;
 - e) Wind energy conversion system development.
- 2) Where permitted, all private roads must be designed to meet Provincial standards for local highways. Roads shall be designed and constructed under the supervision of a professional engineer. Road designs for private roads shall be required as part of a complete application for subdivision.
 - 3) Private roads shall be governed by a Homeowners Association or Condominium Corporation.
 - 4) Subdivisions containing 21 or more lots established after March 21, 2009 shall be serviced by public roads regardless of land use.
 - 5) Notwithstanding the policies of this section, existing private roads shall be permitted to continue under current design and ownership arrangements, subject to the following:
 - a) A maximum of two new lots shall be permitted to be created on existing private roads. Where more than two new lots are proposed to be accessed by the private road, the Town shall require that the road be improved to Provincial standards for local highways.
 - b) New development on existing lots of record accessed by a private road is permitted without a requirement for improvements to the private road.
 - c) In all cases, existing private roads will be encouraged to be improved to Provincial standards for local highways over time.

8.1.3. Active Transportation Infrastructure

Active modes of transportation include walking and cycling. A healthy, active community depends on sufficient infrastructure to support these modes, which also reduces dependence on private vehicles. While active transportation infrastructure is often found in urban areas, opportunities to enhance facilities in rural areas are also encouraged.

- 1) Using the Confederation Trail as a base for a network, Council will explore opportunities to enhance connections within and between communities in Three Rivers by means of active modes of transportation.
- 2) The Town of Three Rivers will undertake streetscape beautification projects in strategic locations, subject to availability of funding. Improvements may include landscaping, street furniture, wayfinding signage, banners, and similar features.

8.1.4. Waterways / Ferry Service

With their historical orientation towards waterbodies, many communities in Three Rivers have always been connected by water-based modes of transportation. Given the close proximity of

some communities, creating water-based connections may yield efficiencies over vehicle travel, particularly during the tourism season.

- 1) Council shall explore opportunities to establish a ferry or water taxi service between important destinations. Examples of destinations may include Georgetown, the Roma Historic Site, Panmure Island, and other waterfront locations.

8.1.5. Public Transit

The Town of Three Rivers currently does not operate a public transit network, but recognizes the value of alternative transportation options for residents and visitors. On a broader scale, the Province of Prince Edward Island operates an affordable bus transit route linking Three Rivers with Charlottetown and other destinations on the Island.

- 1) Council will explore options for a public transit service to provide residents, workers, and visitors with efficient, affordable, and accessible transportation options. Public transit services may include a combination of land-based and water-based transportation options. Any future public transit system should offer connections between the multiple communities within Three Rivers.
- 2) Council will continue to work with the Province of Prince Edward Island and T3 Transit to ensure safe, frequent, and affordable transit service to destinations beyond Three Rivers.
- 3) In considering public works and private development applications, the Town of Three Rivers will ensure that adequate infrastructure is available to support any local or Island-wide transit services, including:
 - a) Flat, clean and accessible surfaces at transit stops;
 - b) Opportunities for weather-protected shelter for riders;
 - c) Sufficient lighting at transit stops;
 - d) Adequate lane, aisle, or driveway widths for bus circulation;
 - e) Adequate setbacks to buildings, where applicable.

8.2. Alternative Energy Infrastructure

As awareness of the impacts of fossil fuels increases and the capital costs of manufacturing and installing alternative energy infrastructure decreases, facilities generating energy from renewable sources such as wind, solar, and biomass are becoming more common. The intent of these policies is to apply development controls to these facilities.

- 1) All proposals for renewable energy systems shall comply with the provisions of the Renewable Energy Act. Wind energy projects with generation capacity of greater than 100 kilowatts are not permitted in Three Rivers, except with permission from the Minister of Transportation, Infrastructure, and Energy.
- 2) The Development By-law shall contain provisions for renewable energy facilities. Renewable energy facilities shall generally be permitted in Industrial,

Institutional, Rural, and Agricultural designations, subject to regulations controlling the number, size, and location of the infrastructure.

- 3) One windmill may be considered in a residential subdivision as a sustainability initiative, subject to approval of a Zoning Amendment. Where proposed, the applicant shall be required to enter into a Development Agreement with the Town.

8.3. Servicing Policies

8.3.1. Central Water and Sanitary Services

- 1) In Urban Settlement Areas, central water and sanitary services are the preferred form of servicing. New development shall be on the basis of central services.
- 2) In considering allocation and extension of central services, the Town of Three Rivers shall prioritize connections to unserved properties with existing development inside Urban Settlement Areas.
- 3) Water-intensive land uses, including home industries, shall be serviced on the basis of central water servicing.

8.3.2. Communal Services

- 1) Where central water and sanitary services are not available, communal services are encouraged for development featuring clusters of buildings under single ownership.
- 2) Communal services systems shall be adequate to service the proposed development and will be reviewed to ensure they do not impact the private servicing potential of surrounding properties.

8.3.3. Private Services

- 1) Where public services are available to service a new development, but connection to public services are not proposed, the proponent shall provide the Town with a rationale for why connection to public services is not feasible. Development proposals without reasonable grounds for use of private services will be refused. A preference to not pay utility fees will not be considered to be valid grounds for use of private services.
- 2) Partial services, defined as servicing a lot with a combination of public and private services, shall generally not be permitted. Exceptions may be granted by Council on a case-by-case basis, such as to rectify failing services that present an immediate threat to health and safety.

- 3) Development proposals featuring private well servicing shall be designed to locate the well in accordance with provincial standards, and shall consider:
 - a) A location inland as far as possible;
 - b) At a high elevation, where applicable;
 - c) At a higher elevation than nearby septic systems; and
 - d) At an appropriate distance from other site features, such as driveways or trees.

- 4) Development proposals featuring private septic servicing shall be designed to locate the septic system in accordance with provincial standards, and shall consider locating the system:
 - a) At a sufficient distance from property lines, shorelines, buildings, and other features; and
 - b) At a lower elevation than nearby well systems.

8.3.4. Grading and Drainage

- 1) The Town of Three Rivers shall require a Grading and Drainage Plan for all new development in Urban Settlement Areas to ensure that surface water is directed to an appropriate outlet.

8.4. Parks and Community Facilities

- 1) The Town of Three Rivers shall provide parks, playgrounds, and recreational facilities, where feasible.

- 2) In programming existing and future parks, the Town shall consider the needs of a wide range of demographics, and will contemplate the inclusion of elements including, but not limited to:
 - a) Playgrounds;
 - b) Sports fields;
 - c) Community gardens;
 - d) Outdoor fitness equipment;
 - e) Benches and seating areas;
 - f) Landscaping features; and
 - g) Splash pads.

- 3) Council shall seek opportunities to expand the recreational trail network, with priority placed on establishing new connections to the Confederation Trail.

- 4) When planning for new parks and community facilities, Council and the Planning Board shall have regard for equitable distribution of facilities across its various communities, while balancing consideration for access and convenience for residents.

- 5) The Town of Three Rivers shall keep parks and community facilities to a reasonable standard of maintenance to ensure continued enjoyment by residents.
- 6) In cases where existing community facilities are vacant or underutilized, Council shall seek alternative uses for these facilities. Council shall prioritize other public or community-based uses for these facilities, but may also consider renting of these facilities for private uses.
- 7) In planning for public works, Council shall consider the creation of new recreation facilities, including a dog park, outdoor performance venues, and strengthening of waterfront facilities. Council may consider the purchase of existing private buildings for these purposes, where feasible. Priority should also be given to winter activities, including outdoor rinks and ski trails.
- 8) Council shall develop and ensure the continued maintenance of safe playground areas adjacent to existing and future residential neighbourhoods.
- 9) The lands immediately north and west of the Montague Regional High School shall be reserved for recreational uses and designated Parks and Open Space.



9. Implementation

9.1. Administration

- 1) In accordance with the Planning Act, the Three Rivers Planning Board shall be responsible for administration of the Official Plan, including:
 - a) Prepare and recommend to Council proposed alterations and additions to the Official Plan;
 - b) To recommend to Council implementing by-laws in respect of the Official Plan;
 - c) To hold public meetings;
 - d) When requested by Council, to prepare estimates of the cost of any public work, improvement, or other project; and
 - e) To perform such other duties of a planning nature as may be requested by Council.
- 2) Council shall appoint a Development Officer to administer this Plan and review development applications. The role of the Development Officer shall be detailed in a Development By-law described in Section 9.3 below.
- 3) The Town shall ensure that technical expertise is available to assist with the implementation of necessary elements of this Plan, including the review of development applications, the undertaking of public works, enforcement activities, and related matters. The necessary expertise may be secured through direct employment with the Town, or through a contract with a qualified consultant.
- 4) The Town of Three Rivers recognizes the importance to landowners of timely implementation of the principles, objectives, and policies of this Plan. Council, the Planning Board, and Staff commit to:
 - a) The timely and efficient processing of applications for development;
 - b) Providing courteous and professional assistance to development proponents and residents;
 - c) Transparency in decision-making, as guided by the provisions of the Planning Act; and
 - d) Promotion of opportunities for public input in planning activities.
- 5) In preparing annual budgets for the Town of Three Rivers, Council shall ensure that adequate funding is made available for the proper administration of the Official Plan, as described in the policies above.

9.2. Amendments and Review

9.2.1. Plan Review

As required by the Planning Act, Council will review this Plan at intervals no shorter than five years to evaluate the extent to which the goals and objectives are achieved. Following the review, Council will by resolution confirm or amend the Plan.

9.2.2. Trigger for Review

Where Council is considering a major expansion to sewer or water servicing beyond the boundaries contemplated in this Plan, Council shall initiate a review of the Official Plan. With consideration for the expanded infrastructure, the Plan review shall consider:

- a) Amending land use designations in the vicinity of the proposed infrastructure;
- b) Whether amendments are required to servicing policies;
- c) Whether adjustments to settlement areas are required, as applicable;
- d) Necessary adjustments to implementing by-laws, including the Development By-law, for the properties eligible to connect to the expanded servicing infrastructure.

9.2.3. Criteria for Amendments

Policies in this section are intended to provide guidance to Council and the Planning Board for evaluating Official Plan Amendment applications.

- 1) Amendments to this Official Plan shall be evaluated against the following criteria:
 - a) Conformity with the provisions of the Planning Act and associated Regulations;
 - b) Conformity with the Guiding Principles and Objectives of this Official Plan;
 - c) That the proposed development will not create undue negative impacts on adjacent properties; and
 - d) That the proposed development will not generate unreasonable or undesirable financial burdens on the Town of Three Rivers.

9.3. Development By-law

Council shall enact a Development By-law as an implementation mechanism for the goals, objectives, and policies of this Official Plan. In accordance with the Planning Act, the Development By-law may address elements including:

- 1) Regulate development to advance the general welfare, health, safety and convenience of persons in the municipality;
- 2) Define the areas to be regulated;
- 3) Establish land use zones, including permitted uses of land and structures;

- 4) Subdivision of land;
- 5) Development and services;
- 6) Development charges;
- 7) Building standards, addressing fire suppression and architectural controls;
- 8) Development permits;
- 9) Environmental protection, including that issuance of a permit is conditional upon compliance with the Environmental Protection Act;
- 10) Access to highways;
- 11) Mobile homes;
- 12) Parking areas;
- 13) Summer cottages;
- 14) Fees; and
- 15) Enforcement.

9.3.1. Rezoning Applications

Every landowner has the opportunity to apply to the Town of Three Rivers for a change in zoning on a property, or to change provisions within the applicable zone.

- 1) Applications for rezoning will be evaluated against the following criteria:
 - a) Conformity with the provisions of the Planning Act and associated regulations;
 - b) Conformity with the policies of this Official Plan, including the applicable policy designation;
 - c) That the proposed development will not create undue negative impacts on adjacent properties; and
 - d) That the proposed development will not generate unreasonable or undesirable financial burdens on the Town of Three Rivers.

9.3.2. Variances

- 1) The Town of Three Rivers may consider variances to zoning provisions in the Development By-law where strict compliance would represent an inappropriate burden to the landowner. The Town may authorize such minor variance from the provision of the zoning regulations as, in its opinion, is desirable and consistent with the general intent and purpose of the Official Plan and the regulations to which the variance applies.

9.4. Application Procedures

- 1) The Development By-law shall establish standards for application procedures, including required processes for applicants, timelines, and other requirements related to the receiving and processing of applications.
- 2) Development proponents may be required to submit supporting materials to comprise a complete application. A list of materials that may be requested is included in this Plan as Appendix 1.

9.5. Other Plans and By-laws

9.5.1. Servicing Master Plan

The Servicing Master Plan prepared for the Town of Three Rivers summarizes existing central water and sanitary infrastructure in the municipality, as well as the functional and financial requirements for expansion. The Servicing Master Plan is intended to be coordinated with this Official Plan and is anticipated to be completed in 2022.

- 1) The Town of Three Rivers will ensure that the Servicing Master Plan is kept current as improvements are made in the future.
- 2) On the occasion of a full review of this Official Plan, the Town will also review the Servicing Master Plan to ensure consistency between the two documents.

9.5.2. Heritage Plan

- 1) Council will consider establishing a Heritage Plan for the Town of Three Rivers to request delegated powers from the Minister of Economic Growth, Tourism and Culture for planning controls for heritage sites.
- 2) Where a Heritage Plan is prepared, Council will ensure compliance with the Heritage Places Protection Act, including outlining objectives, policies, and programs for conservation of heritage resources.
- 3) Where a Heritage Plan is approved by the Minister of Economic Growth, Tourism and Culture, Council shall explore opportunities for designation of additional heritage resources, including buildings, landscapes, districts, trails or corridors.

9.5.3. Asset Management Policy

Asset Management Policies are guiding statements adopted by Council that provide a consistent framework for decision-making regarding municipal assets. Such policies can clarify the roles and responsibilities of the Town for municipal infrastructure and other assets.

- 1) The Town of Three Rivers shall maintain an Asset Management Policy to provide a consistent framework for decision-making regarding municipal assets.

- 2) The Town shall consider the policies of this Official Plan when preparing or updating its Asset Management Policy.

9.5.4. Development Charge By-law

- 1) Council may enact a Development Charge By-law in accordance with the provisions of the Planning Act to recover eligible costs for specified facilities and services. Before enacting a Development Charge by-law, Council will order or commission a background study to determine the need for a cost recovery program and to which facilities and services it would apply. Where a by-law is enacted, the by-law will address:
 - a) Eligible on-site and off-site costs, or portions of them, that a development charge may be levied to fund;
 - b) Rules to calculate a development charge for an eligible cost;
 - c) Prescribing development charges;
 - d) Means of payment of development charges;
 - e) The amount and type of security a developer may be required to provide to ensure the payment of development charges;
 - f) Authorizing the Town to negotiate and enter into development charge agreements with developers and other parties;
 - g) Registration of development charge agreements;
 - h) Any other matters necessary or desirable to effect a development charge agreement.

9.5.5. Tree By-law

Trees are critical to healthy ecosystems, including in urban areas. Regulations to ensure preservation of trees can help to maintain the many associated environmental benefits.

- 1) Council will consider enacting a by-law to regulate removal of trees across Three Rivers. At Council's discretion, such a by-law may contain different regulations for urban areas and rural areas.
- 2) Any Tree By-law shall balance the need to preserve existing trees with the requirements of the forestry industry.
- 3) As part of a Tree By-law, Council may consider requirements to replace removed trees with new plantings.
- 4) As part of a Tree By-law, Council may consider a credit system in which new tree plantings may be considered as offsets to felled trees, while remaining mindful of the value of older trees to ecosystems.

9.5.6. Nuisance and Noise Control By-law

- 1) The Town of Three Rivers may enact a Noise By-law under the Municipal Government Act.

- 2) Where a Noise By-law is enacted, the by-law shall address the noise impacts of stationary noise sources described under the Development Hazards and Land Use Compatibility section of this Plan.

9.5.7. Dangerous, Hazardous and Unsightly Premises By-law

The Municipal Government Act permits municipalities to pass by-laws to control dangerous, hazardous and unsightly elements on private lands. The Town of Three Rivers recognizes the value of this tool in ensuring community safety and beautification.

- 1) Council shall enact a Dangerous, Hazardous and Unsightly Premises By-law for the entire Town of Three Rivers.

9.6. Development Agreements

- 1) The Town of Three Rivers may, at its discretion, enter into Development Agreements with landowners in accordance with the provisions of the Planning Act and the policies of this Plan. Development Agreements will contain all conditions applied to the Development Permit or Subdivision Approval, as applicable. The terms of Development Agreements shall be binding on both parties.
- 2) Development Agreements may be used for subdivisions, large developments, and developments that feature unique conditions that require additional scrutiny by the Town following approval of a Development Permit. Such Agreements can address items including, but not limited to, the following:
 - a) Phasing of development;
 - b) Provision of infrastructure;
 - c) Protection of natural features;
 - d) Functional considerations, including access, vehicle circulation, snow storage, landscaping, fencing, and related matters; and
 - e) Protection of Town assets and other infrastructure.
- 3) Where Development Agreements were entered into by former municipalities within the Town of Three Rivers, or by the Province of Prince Edward Island in formerly unincorporated areas, the Town of Three Rivers shall assume party status in the Agreements in lieu of the former municipality or Province of Prince Edward Island.

9.7. Local Improvements

As a municipality with responsibilities for certain local infrastructure assets, the Town of Three Rivers has the ability to undertake improvements, as required.

- 1) Where deemed appropriate by Council to fulfill the land use planning goals of this Plan, the Town of Three Rivers may undertake local improvements, subject to the provisions of the Planning Act and Municipal Act.

9.8. Acquisition and Expropriation of Land

Where deemed necessary by Council to fulfill the goals of this Plan, the Town of Three Rivers may acquire or expropriate land, subject to the provisions of the Municipal Act and any other applicable legislation.

9.9. Funding and Resource Supports

Opportunities for funding and other resource supports are available to support certain undertakings envisioned by this Official Plan. This section enables the Town to seek and utilize these resources.

- 1) Council will seek funding and resource support from other levels of government and organizations to fulfill the land use planning goals of this Plan. The Town will consider seeking supplementary resources from the following:
 - a) The Government of Canada, including through the Atlantic Growth Strategy;
 - b) The Atlantic Canada Opportunities Agency (ACOA);
 - c) The Province of Prince Edward Island; and
 - d) Private sector and non-profit sources.
- 2) Where Council identifies an area or ecosystem as warranting additional protection from development and other damaging activities, Council will work with the Province of Prince Edward Island to designate the identified area or ecosystem as a Natural Area in accordance with the Natural Areas Protection Act. Where a Natural Area is designated, this Plan shall be amended to recognize the designation.
- 3) The Town of Three Rivers will encourage landowners with forest assets to participate in the Provincial Forest Enhancement Program for landowners to secure funding for the creation of a Sustainable Forest Management Plan.

9.10. Indigenous Engagement

The Town of Three Rivers is committed to engaging with Indigenous peoples and organizations on land use planning matters of mutual interest. Specifically, the Town recognizes L'nuey, the consultation unit of Mi'Kmaq governance on Prince Edward Island, as the first point of contact for such engagement activities. The following policies shall apply:

- 1) The Town of Three Rivers shall circulate L'nuey on all development applications or projects that receive funding from Provincial and / or Federal governments.
- 2) The Town of Three Rivers shall engage with L'nuey or any other Indigenous organization on land use planning matters of mutual interest, including development on or in proximity to the PowWow site at the causeway to Panmure Island in Gaspereaux.

9.11. Public Engagement

Public engagement is an important part of the planning process. Residents of Three Rivers know their community best and can share valuable insights on planning matters and development applications. This section is intended to encourage opportunities for public engagement in the planning process.

- 1) The Town of Three Rivers shall follow the public engagement requirements of the Planning Act for development applications and other planning matters.
- 2) Council shall work with the Planning Board to encourage public forums and “town hall”-style meetings to provide opportunities for the public to provide feedback on planning matters.
- 3) Council shall utilize other forms of public engagement, where appropriate, including:
 - a) Use of online videoconferencing for non-Statutory public meetings, where deemed appropriate;
 - b) Postings on the Town’s website;
 - c) Postings to social media channels; and
 - d) Posting notifications in key destinations across the Town.

9.12. Southeast Environmental Association

The Southeast Environmental Association (SEA) is community-based, charitable organization intended to protect, maintain and enhance the ecology of Prince Edward Island. The SEA manages the largest watershed region on the Island, among a network of similar groups across the province. The SEA is uniquely positioned to play a role in land use planning and environmental protection in Three Rivers and can provide valuable insight into certain planning matters. This section recognizes that unique role in the application circulation process.

- 1) Recognizing the important role that the Southeast Environmental Association (SEA) can play in land use planning and environmental protection, the Town of Three Rivers will circulate notice of all planning applications to the SEA for review and comment.
- 2) Council will work with the SEA to protect, enhance and map the trail network in the Town of Three Rivers.



10. Land Use Schedules

Schedule A - Land Use and Road Network

Schedule B – Environmental Features & Hazards



TTTER
TURE

MONTAGUE

LORNE
VALLEY



GAS

Beautiful

THREE

VIBRANT

Rural

PEREAUX



PEI

Appendix 1: Required Plans and Studies

The following materials may be requested as part of a complete application for Development Permit:

Plans

- 1) Survey Plan
- 2) Site Plan
- 3) Subdivision Plan
- 4) Site Servicing Plan
- 5) Grading and Drainage Plan
- 6) Erosion Control Plan
- 7) Landscape Plan
- 8) Architectural Drawings
- 9) Parking Lot or Parking Garage Plan

Studies

- 1) Site Suitability Assessment
- 2) Site Servicing Study
- 3) Wellfield Impact Study
- 4) Coastal Hazard Assessment / Flood Risk Assessment / Geotechnical Study
- 5) Transportation Study
- 6) Noise Study
- 7) Land Use Compatibility Study
- 8) Planning Justification Report
- 9) Heritage Impact Study
- 10) Archaeological Assessment
- 11) Environmental Impact Study



Three Rivers
· WHERE HISTORY IS MADE ·