

COMMUNITY OF VICTORIA

Official Plan



October, 2014

Prepared by:
Derek A. French
Professional Services Inc.

COMMUNITY OF VICTORIA OFFICIAL PLAN

Table of Contents

1.0	INTRODUCTION	Page
1.1	Preface	1
1.2	2014 Official Plan Goal	1
1.3	Purpose	1
1.4	Planning Area	2
1.5	Legal Enablement	2
1.6	Review of 2014 Official Plan	2
2.0	THE COMMUNITY OF VICTORIA	
2.1	Historical Background	2
2.2	Location	3
2.3	Community Profile	4
2.3.1	Existing Land Use	4
	- Table 1., Existing Land Use	4
2.3.2	Development	4
2.3.3	Population	5
	- Figure 1., Population By Age	5
2.4	Municipal Services and Infrastructure	6
2.4.1	Sewage Collection and Treatment	6
2.4.2	Central Water System	6
2.4.3	Wellfield Protection	6
2.4.4	Solid Waste	6
2.4.5	Fire Protection	6
2.4.6	Police Protection	6
2.5	Transportation Network	6
2.6	Public Service and Institutional Facilities	7
2.7	Parks and Recreation	7
3.0	FUTURE DEVELOPMENT CONCEPT	
3.1	Introduction	7
3.2	Mission Statement - Future development	7
4.0	FRAMEWORK FOR FUTURE DEVELOPMENT	
4.1	Residential Development	8
4.2	Commercial Development	13
4.3	Agricultural Development	16
4.4	Light Industrial Development	17
4.5	Fishing Industry	20

4.6 Public Service and Institutional	22
4.7 Recreation and Public Open Space	23
4.8 Central Core Area	24
4.9 Transportation	26
4.10 Municipal Services	28
4.11 Natural Environment	34
4.12 Heritage Resources	36
4.13 Municipal Buildings	39
5.0 GENERAL LAND USE PLAN	41
- Figure 2., General Land Use Plan	42
6.0 ADMINISTRATION AND IMPLEMENTATION	
6.1 Administration	43
6.2 Zoning & Subdivision Control (Development) Bylaw	43
6.3 Development Officer	43
6.4 Planning Board	43
6.5 Budgeting	43
6.6 Official Plan Review and Amendment	44
6.7 Appeal Procedure	44

COMMUNITY OF VICTORIA

OFFICIAL PLAN

1.0 INTRODUCTION

1.1 Preface

This document together with any appendices or amendment constitutes the 2014 Official Plan for the Community of Victoria, and replaces the 2009 Official Plan for the Community of Victoria.

1.2 2014 Official Plan Goal

The goal of the 2014 Official Plan is to respond positively to change while respecting traditional values of Community life, retaining its unique natural and cultural heritage resources in order to encourage, protect and preserve the vital industries of farming, fishing and tourism which form an intricate part of Victoria's environment. Development within the Community should be sustainable development that meets the needs of the present without compromising the ability of future generations to meet their own needs.

Climate change will affect Victoria as part of the world-wide experience. The response of the Community should be the development of plans and actions to protect infrastructure, property, heritage sites, environmentally sensitive areas, and public safety.

1.3 Purpose

The 2014 Official Plan for the Community of Victoria is a formalized statement of intents, objectives, policies and plan actions approved by Council that concerns the nature, extent and pattern of land use and development within the Community until the year 2019.

“Community intentions” as set out in the Plan indicate the overall policy direction, while “objectives” and “policies” deal with specific topics and issues. “Plan actions” are statements indicating specific initiatives or directions which shall be undertaken to implement the Plan's policies and objectives.

The 2014 Official Plan guides the physical, social and economic development of the Community. It provides the policy framework for the Community of Victoria's Zoning & Subdivision Control (Development) Bylaw, (Development Bylaw) and policy direction for Council's actions in relation to the following: economic development initiatives, public works, social programs, municipal services, environmental standards, climate change and fiscal management.

1.4 Planning Area

The 2014 Official Plan covers all the geographic area contained within the legal boundaries of the Community of Victoria. Although the Plan formally addresses only those matters which arise within the Community's legal boundaries, consideration has also been given to the Community's relationship with adjacent municipalities, the region and the province as a whole.

1.5 Legal Enablement

The Community of Victoria derives the majority of its powers from the Province's Municipalities Act and the Province's Planning Act, RSPEI 1988, Cap P-5 (the Act). The Planning Act empowers Council to appoint a Planning Board to adopt an official plan and, subsequently, to implement a land use and development control bylaw.

1.6 Review of 2014 Official Plan

An official plan is intended to be a dynamic planning tool and is therefore subject to periodic review and/or amendment. The Community of Victoria 2014 Official Plan shall be monitored on an annual basis to ensure its compatibility with changing circumstances. A formal, comprehensive review shall be undertaken every five years after the implementation of the 2014 Official Plan.

2.0 THE COMMUNITY OF VICTORIA

2.1 Historical Background

Victoria was settled in the mid 1800s due to its harbour potential; since few developed roads existed at the time, most travelling was then done by sea or by coach/wagon. In 1871, Victoria required three wharves to accommodate its ocean trade; shipbuilding and lumbering were its primary industries. With the depletion of the forests, however, these industries had their demise in the 1890s, and with the development of a railroad and road system, the shipping of goods through this harbour also declined. Today, Victoria supports both the fishing industry and pleasure boating.

Victoria was incorporated to Village status in 1951; it was initially governed by three commissioners, although in 1998, council was expanded to five members. The first essential services provided for under Incorporation were fire protection and street lighting.

In the 1900s, fishing and farming were considered the primary industries. The central core of the Community was a mixture of residential and commercial properties. Beginning in the 1960s, tourism increased as a result of wharf development and new attractions such as the Victoria Playhouse and other business efforts.

In the 1990s, tourism activities led to the conversion of some residential properties. Tourism is one of the main industries within the municipality and is continuing to grow.

2.2 Location

The Community of Victoria is located in Queens County, Prince Edward Island, on the South shore, immediately to the south of the Community of Crapaud and south-west of Hampton. It is situated approximately twenty minutes drive from Borden and the Confederation Bridge, halfway between Summerside and Charlottetown, just off the Trans Canada Highway (TCH).

Victoria has a unique setting. Although it is the only Community on Prince Edward Island to have a formal street plan (based on a grid system of three streets running east/west and three streets running north/south), Victoria's site has exceptional geographic features and is surrounded by a panorama of natural beauty. In addition, there are many interesting man-made features which include an active fishing wharf, and an array of historic buildings within its central core.

Victoria's landscape is highlighted by dramatic water views over the Northumberland Strait to the south and Westmoreland River to the north-east, with picturesque farmland surrounding the rest of the Community. This farmland is mixed and includes a dairy operation with a balance of agricultural land used for growing potatoes, hay and grain.

The wharf is situated at the south end of the Community and is a hub of activity during the summer months. Victoria is fortunate to be located on the boundary line for both the Spring and Fall lobster fishing seasons and is thus very active from early April through October. There has been substantial building development on the wharf in the past few years—a restaurant and several shops to attract tourists, and this development has been designed to harmonize architecturally with the rest of the Community. Located adjacent to the wharf, the Victoria Welcome Centre serves the needs of the tourist. In addition, the wharf and harbour facility cater to many pleasure boats during the summer months.

The residential and commercial buildings within the central core have been maintained to reflect the original architecture of the Community (as laid out in the 1800s). Five of these buildings are owned and maintained by the community: the Fire Hall, the Welcome Centre, the Leards Front Range Lighthouse (which operates as a museum in the summer months), the Community Hall (which operates as a theatre in the summer months), and the Old School house.

There are two large industrial properties within the Community: Halibut PEI Inc. and Novartis Inc. There are several residential-commercial operations in the Community, as well as a number of commercial establishments within the Community's central core area which cater primarily to tourists and the general public during the summer months. There is also an inn, a retail shop (which houses the Community's post office), a hotel, a bed and breakfast facility, three restaurants, candle and chocolate manufacturing operations, an art gallery, an antique store and several other gift shops.

2.3 Community Profile

2.3.1 Existing Land Use

Victoria has a land mass of 140 hectares/346 acres. Table 1 shows the breakdown of existing land uses within the Community.

Table 1
Community of Victoria
Existing Land Use

Land Use	Area (acres)*	% of total
Residential	85	25
Agricultural	171	49
Commercial (incl. residential-commercial)	3	0.5
Recreation and Public Open Space	20	6
Public Service & Institutional	3	0.5
Light Industrial	24	7
Streets	30	9
Undeveloped	10	3
Total	346	100

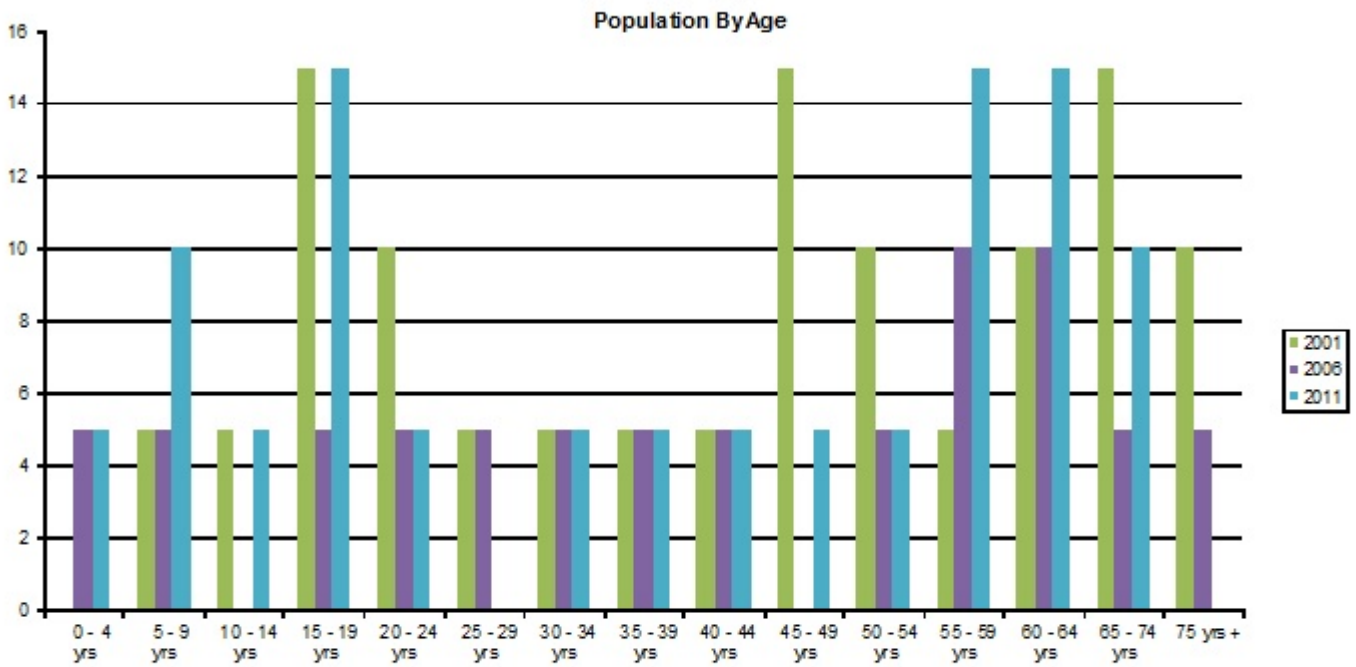
2.3.2 Development

There are currently sixty-nine (69) dwellings in Victoria, twenty-six (26) of which are for summer use only; two (2) cottages, one of which is used on a year round basis. In addition, there are eleven vacant residential lots and two vacant cottage lots. The recent pattern of development has been to serve the rapidly growing needs of the tourist industry within the Community. Some residential properties have been completely converted to residential/commercial uses with seasonal businesses operating on the premises.

2.3.3 Population

The population of Victoria has increased by thirty-five percent (35%), during the past five years. Based on Statistics Canada’s 2006 and 2011 censuses, Victoria’s 2006 population was estimated to have been 77 persons; a decline of nearly 35% from the 2001 census population figure of 119 persons. The 2011 census now reports that Victoria’s population is 104 persons which seems to indicate a full rebound from the 2006 census data. It should be noted that the Community’s population swells to approximately 130 persons during the summer months, when many non-residents return to their summer residences in the Community.

Figure 1.



As shown by Figure 1., Population By Age, the majority of the population in Victoria is aged 55 and up. Out of the total population of 104, 40 persons are aged 55 or older, 38%. This is significant sign of an aging demographic. There are 20 children up to age 15, who account for 19% of the total. This is comparable to the percentage in Cornwall (21.7%), Stratford (18.4%) and Charlottetown at (14%). The Community is hoping to attract more middle aged people with the newly developed Dunrovin Shores Inc, single family residential subdivision. This may increase both the children and middle age populations, which will help to maintain the Community as a whole.

2.4 Municipal Services and Infrastructure

2.4.1 Sewage Collection and Treatment

Excepting the Community's Central Core (CC) Zone and Dunrovin Shore Subdivision, which have a central sewage collection system installed, the remainder of the Community is serviced by individual, on-site septic systems.

2.4.2 Central Water System

In 1988, the Community installed a central water supply system in order to ensure an adequate water supply to its residents. A Water & Sewage Commission was established to manage the system, including maintenance and billing. All properties (excluding Novartis Inc, which has it's own well) are serviced by the central water system.

2.4.3 Wellfield Protection

The Community shall incorporate and implement a Well Field Protection Plan. The wells that supply the Community water are to be protected from contaminants. The Community shall incorporate this into the Servicing Standards Manual.

2.4.4 Solid Waste

Solid waste within the Community is managed in conjunction with the Province's Waste Management Program.

2.4.5 Fire Protection

Victoria provides its own fire protection through a volunteer Fire Department. The Fire Hall is located within the central core of the Community, and has two pumper trucks, and an emergency response vehicle to serve its needs. The Crapaud Fire Department provides aid as required.

2.4.6 Police Protection

Currently police protection within the Community is provided by the R. C. M. P. through its detachment office in Summerside.

2.5 Transportation Network

Victoria has two direct access roads to the Trans Canada Highway. In addition, a third access exists via the Blue Heron Drive at Tryon. The street system within the Community is completely paved except for the Water Street extension and Rovis Beach Lane. These roads are all owned and maintained by the Province.

2.6 Public Service and Institutional Facilities

There is a Kindergarten, grade 1 through grade 9 school, Englewood School within two kilometres of the Community centre. The Community Hall is both a meeting place and a cultural centre for Community residents and the general public. Victoria also has a retail postal outlet, Fire Hall, Lighthouse, public park change/wash room, waterfront park, and the former school (currently used for some public events) which are all important facilities used by residents and visitors.

2.7 Parks and Recreation

The Community includes a 6 acre Provincial Park and three beaches within its boundaries. The Community has three recreational and public open space areas, at this time, one in Dunrovin subdivision, one in Dunrovin Shores subdivision, and the water front park.

Also the Community has made improvements to its waterfront with the addition of a newly designed parking lot, public washrooms, boardwalk and beach access. The Community has recently taken over the Community Light House (former Leards Front Range Light) located near the waterfront from the Federal Government.

3.0 FUTURE DEVELOPMENT CONCEPT

3.1 Introduction

Since the Community is concerned about maintaining the integrity of its residential neighbourhoods, it is essential to consider how development affects municipal services. The Community of Victoria shall support and encourage both residential and non-residential development if such development is sustainable: that is, if it can both maintain the existing integrity of the Community and develop a correspondingly strong tax base to support essential services.

3.2 Mission Statement - Future Development

The Community of Victoria is a unique, south shore community because of its fishing harbour, tourism activities, surrounding farming operations and waterfront setting. These activities complement one another, making this an attractive area to visit. In turn, the tourism activities support residential development by providing the opportunity for jobs and small businesses that have developed around the tourism and hospitality industries. A large portion of the land within the Community remains in active farm use, but non-agricultural development is slowly, but steadily, changing that percentage.

The Community's mission statement with respect to future development envisions Victoria becoming a model community which shall endeavour to incorporate a mix of

year-round and seasonal dwellings, a viable commercial sector, and a vibrant offering of cultural activities and opportunities. Set in an environmentally healthy, coastal location, where future development is guided by sound and effective land use planning principles, a respect for the surrounding natural environment, and concern for one's neighbours, Victoria has much to offer its residents and visitors. The Community wishes to encourage development which is both sustainable for the long term, and compatible with maintaining the village charm of the Community.

4.0 FRAMEWORK FOR FUTURE DEVELOPMENT

4.1 Residential Development

4.1.1 Statement of Intent

The Community of Victoria is strongly committed to preserving the character and integrity of established residential areas, and ensuring development that is compatible with existing neighbourhoods.

Single family dwellings are the primary housing type in Victoria. Many residential dwellings within the central core also contain residential-commercial operations. In recent years, there has been some conversion from residential use to commercial/tourism use. Residential development has been slow, although the renovation and upgrade of properties has been considerable.

4.1.2 Objectives

The Community of Victoria has set the following objectives for residential development:

4.1.2.1 Social

- To implement residential development standards that stress safety and a healthy lifestyle.
- To provide a variety of low density housing types based upon single family residential units.
- To ensure that an adequate level of municipal services shall be available to all residential areas.
- To foster the creation and maintenance of a safe, efficient, stable and visually appealing residential environment.
- To foster social interaction and healthy lifestyle for all residents.

- To place increased emphasis on the special needs of seniors, youth, and the mentally or physically challenged.

4.1.2.2 Physical

- To protect and support the heritage character of the central core.
- To protect and support the character and appearance of established neighbourhoods.
- To establish effective lot and development standards.
- To encourage residential development standards which stress efficiency, aesthetic appeal and land use compatibility.
- To create an environment that is attractive to residential development.
- To encourage the maintenance of a high standard of physical appearance for all properties in the Community.
- To prepare and implement a Community's Servicing Standards Manual.

4.1.2.3 Economic

- To permit a limited amount and type of residential-commercial operations within the commercial, central core, and agricultural zones.

4.1.2.4 Environmental

- To protect the quality and supply of groundwater and surface water resources.
- To encourage the protection and enhancement of the Community's natural environment.

4.1.3 Policies and Plan Actions

To achieve the above-stated objectives, the Community has developed the following policies and plan actions:

4.1.3.1 Residential Zones Designation

Policy

It is Council's policy that portions of the Community shall be designated as Single Family Residential (R1) Zone, and that regulations shall be established governing future development within these zones.

Plan Action

The Community's Zoning & Subdivision Control (Development) Bylaw, (Development Bylaw) shall establish the Single Family Residential (R1) zone, as well as specific regulations governing development within this zone.

4.1.3.2 Residential Development Standards

Policy

It is Council's policy that, in order to promote the health, safety and convenience of Community residents, it shall establish and implement effective standards relating to lot sizes, density levels, permitted uses, set-backs, amenity areas, parking, buffering and other matters in those areas of the Community zoned for residential use.

Plan Action

The Community's Development Bylaw shall establish standards relating to lot sizes, density levels, permitted uses, set-backs, amenity areas, parking, buffering and other matters within residential zones.

4.1.3.3 Minimum Lot Sizes

Policy

It is Council's policy that except for those areas within the Community which are centrally serviced, minimum lot sizes within residential zones shall be in conformity with the Province's Minimum Lot Size Standards.

Plan Action

The Community's Development Bylaw shall incorporate the Province's Minimum Lot Size Standards.

4.1.3.4 Residential Density

Policy

It is Council's policy that residential densities within the Community shall be restricted to single family dwellings and multi-unit senior citizen housing.

Plan Action

The Community's Development Bylaw shall provide for single family dwelling units and senior citizen care facilities and housing within the Community.

4.1.3.5 Infilling

Policy

It is Council’s policy that any “infilling” which occurs within an existing developed residential neighbourhood shall conform with the general development character of the existing residential neighbourhood. Any infill development within the Central Core shall support and reinforce the existing heritage character as well.

Plan Action

Council shall use its development agreement process, established under its Development Bylaw, to ensure, that any “infilling” which occurs within an existing developed residential neighbourhood shall conform with the general development character of the existing residential neighbourhood.

4.1.3.6 Large-scale Residential Developments as Major Developments

Policy

It is Council’s policy that large-scale residential developments (greater than 4 lots) within the Community, or existing large-scale residential developments wishing to expand, shall be considered a “major development”, and, as such, shall be subject to a public review process prior to its approval or denial by Council.

Plan Action

The Community’s Development Bylaw shall establish the public review process with respect to “major developments”.

4.1.3.7 Residential-Commercial Operations

Policy

It is Council’s policy that a limited variety of residential-commercial operations shall be permitted within the central core and agricultural zones.

Plan Action

The Community’s Development Bylaw shall establish the types of residential-commercial operations which shall be permitted within the central core and agricultural zones, and shall establish specific regulations governing such operations.

4.1.3.8 Residential-Commercial Developments as Major developments

Policy

It is Council’s policy that new residential-commercial developments within the Community, or existing residential-commercial developments wishing to expand, shall be considered a “major development”, and, as such, shall be subject to a public review process prior to its approval or denial by Council.

Plan Action

The Community’s Development Bylaw shall establish the public review process with respect to “major developments”.

4.1.3.9 In-Law Suites

Policy

It shall be the policy of Council that “in-law suites” shall be permitted in conjunction with a single family dwelling within the residential and agricultural zones.

Plan Action

The Community’s Development Bylaw shall permit the addition of an “in-law suite” in conjunction with a single family dwelling within the residential and agricultural zones and shall establish specific regulations governing such structures.

4.1.3.10 Summer Cottages

Policy

It is Council’s policy that summer cottages shall not be permitted to locate within the Community.

Plan Action

The Community’s Development Bylaw shall establish summer cottages as a non permitted use within any area of the Community.

4.1.3.11 Bed and Breakfast Operations

Policy

It is Council’s policy that bed and breakfast operations shall be permitted within the commercial, central core and agricultural zones.

Plan Action

The Community's Development Bylaw shall establish bed and breakfast operations as a permitted use within Agriculture (A), Commercial (C), and Central Core (CC) Zones.

4.2 Commercial Development

4.2.1 Statement of Intent

The Community of Victoria is committed to supporting the established commercial enterprises within its boundaries, and to affording an opportunity for the establishment of new commercial ventures.

4.2.2 Objectives

The Community has the following objectives for commercial development:

4.2.2.1 Social

- To promote harmony among full commercial development and existing or future non-commercial land uses.
- To avoid compounding any present traffic or pedestrian safety concerns.
- To encourage new and existing commercial developments to abide by the barrier-free design regulations.

4.2.2.2 Physical

- To ensure that new commercial development within the Community's Central Core area is compatible with the general architectural character and overall scale of existing structures within this area.
- To ensure compatibility with adjacent non-commercial land uses.
- To ensure that adequate and well-located off-street parking is available to serve facilities located in any commercial areas, or in conjunction with a residential-commercial operation. Parking facilities for bicycles should also be encouraged.
- To accommodate the safe movement of vehicular and pedestrian traffic.
- To ensure new commercial development and alterations to existing structures within the Central Core will respect and support the heritage character of the area.

4.2.2.3 Economic

- To increase employment opportunities.
- To increase the Community tax base.
- To permit a limited variety of residential-commercial operations to be established within the Community.

4.2.2.4 Environmental

- To protect the quality and supply of groundwater and to ensure adequate sewage treatment facilities that shall accommodate the future needs of the community.
- To ensure that any change of use from residential to commercial does not undermine residential areas.
- To ensure surface run-off is effectively controlled in order to protect other properties.

4.2.3 Policies and Plan Actions

To achieve the above-stated objectives, the Community has developed the following policies and plan actions:

4.2.3.1 Commercial Zone Designation

Policy

It is Council's policy that a portion of the Community shall be designated as a Commercial (C) Zone, and that regulations be established governing development within this zone.

It shall also be Council's policy that a limited variety of commercial and residential-commercial operations shall be permitted within the Community.

Plan Action

The Community's Development Bylaw shall establish the Commercial (C) Zone, as well as specific regulations governing commercial development within this zone.

The Community's Development Bylaw shall also establish regulations governing residential-commercial operations within the Community.

4.2.3.2 Commercial Developments as Major Developments

Policy

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

Plan Action

The Community's Development Bylaw shall establish the public review process with respect to "major developments".

4.2.3.3 Signage

Policy

It is Council's policy that signage related to commercial and residential-commercial operations within the Community shall be regulated by the Province.

Plan Action

The Community is to abide by the Provincial Signage Regulations. If deemed necessary Council shall undertake a public consultation process to develop a signage control bylaw for the Community.

4.2.3.4 Parking

Policy

It is Council's policy that new commercial operations within the Community's Commercial (C) Zone shall provide adequate off-street parking for its employees and customers.

It shall also be Council's policy that it shall endeavour to alleviate parking issues associated with existing and new commercial and residential-commercial operations within the Community.

Plan Action

The Community's Development Bylaw shall establish regulations respecting off-street parking requirements for commercial and residential-commercial operations within the Commercial (C) Zone.

Council shall investigate possible funding available for the creation of a public Community parking lot.

4.3 Agricultural Development

4.3.1 Statement of Intent

Although, historically, the Community of Victoria had a larger agricultural base, today it has only one dairy farm within its boundaries, as well as several land parcels rented or leased to local farmers in potatoes, hay, and grains production. However, agriculture is still a significant land use within the Community, and, as such, has the potential for major influence respecting future development patterns within the Community.

The Community supports the on-going operations of the agricultural ventures within its boundaries, and wishes to afford farmers the opportunity to continue farming their properties until such time as they may wish to develop their lands for other non-agricultural uses.

4.3.2 Objectives

The Community of Victoria has the following objectives for agricultural land use:

4.3.2.1 Physical

- To allow farmland to remain in active agricultural use.
- To provide adequate buffer zones separating agricultural and non-agricultural developments.

4.3.2.2 Social

- To minimize land use conflicts between agricultural operations and non-agricultural lands.
- To foster mutual respect by encouraging an active dialogue and exchange of information between farmers, residents and business operators.
- To encourage new and existing agricultural developments to abide by the barrier-free design regulations.

4.3.2.3 Economic

- To support the long-term economic viability of farming within the Community.

4.3.2.4 Environmental

- To encourage farmers to maintain the natural areas on their properties.
- To work with the farming Community to encourage and support

responsible practices to help protect the local residents from health risks.

- To encourage farmers to utilize organic methods.

4.3.3 Policies and Plan Actions

To achieve the above-stated objectives, the Community has developed the following policies and plan actions:

4.3.3.1 Agricultural Zone Designation

Policy

It is Council's policy that portions of the Community shall be designated as Agricultural (A) Zones and that regulations shall be established governing future development within these zones.

Plan Action

The Community's Development Bylaw shall establish the Agricultural (A) Zones, as well as specific regulations governing development within these zones.

4.3.3.2 Intensive Livestock Operations

Policy

It is Council's policy that new intensive livestock operations or existing intensive livestock operations wishing to expand shall be a special permitted use within the Community.

It shall also be Council's policy that existing livestock operations shall only be permitted to intensify provided such operations conform with the Province's policies and regulations governing such operations and the expansion does not threaten the ground water and community water supplies.

Plan Action

The Community's Development Bylaw shall establish regulations governing intensive livestock operations within the Community's Agricultural (A) Zones.

4.4 Light Industrial Development

4.4.1 Statement of Intent

There are two designated areas of light industrial activity within the Community: Halibut PEI Inc. (adjacent to the Provincial Park), and Novartis Inc.(occupying part of a ten-acre site on the west side of the community). It is the Community's intent to permit only those

light industrial uses which do not pose any environmental concerns with respect to odour, excessive noise, or water, soil or air contamination to locate within these designated areas.

4.4.2 Objectives

The Community of Victoria has set the following objectives for light industrial developments:

4.4.2.1 Social

- To support light industrial development which shall afford employment opportunities for Community residents.
- To encourage new and existing light industrial developments to abide by the barrier-free design regulations.

4.4.2.2 Economic

- To foster growth of the Community's tax base.

4.4.2.3 Physical

- To ensure that new light industrial development is compatible with the general character of the Community in terms of building standards, good site planning and a high standard of visual appearance, including visual buffers.

4.4.2.4 Environmental

- To permit only those light industrial uses which pose no significant environmental risks for the Community.
- To protect the quality and quantity of the ground water and the Community water supply by ensuring that light industrial developments regulate their water use and waste disposal.

4.4.3 Policies and Plan Actions

To achieve the above-stated objectives, the Community has developed the following policies and plan actions:

4.4.3.1 Light Industrial Zone Designation

Policy

It shall also be Council's policy that portions of the Community shall be designated as a Light Industrial (M) Zone, and that regulations be established governing development within this zone.

Plan Action

The Community's Development Bylaw shall establish the Light Industrial (M) Zone, as well as specific regulations governing light industrial development within this zone.

4.4.3.2 Light Industrial Developments as Major Developments

Policy

It is Council's policy that new light industrial developments within the Community, or existing light industrial developments wishing to expand, shall be considered a major development, and, as such, shall be subject to a public review process prior to its approval or denial by Council.

Plan Action

The Community's Development Bylaw shall establish the public review process with respect to major developments.

4.4.3.3 Development Standards for Light Industrial Operations

Policy

It is Council's policy to permit only those light industrial operations which pose no environmental risks to the Community.

It shall also be Council's policy that development standards shall be established for new light industrial developments with respect to traffic management, site planning, efficient land use visual appearance and buffering between light industrial uses and adjacent non-light industrial land uses.

Plan Action

The Community's Development Bylaw shall establish the types of light industrial uses which shall be permitted within any area zoned for light industrial use.

The Community's Development Bylaw shall also establish development standards for new light industrial developments locating within the Community.

4.5 Fishing Industry

4.5.1 Statement of Intent

The Community of Victoria has two wharves on the harbour that are very active in both the spring and fall fishery. The wharves also operate in the summer months as busy locations for pleasure boating. In order for the waterfront area to continue not only to serve the local fishery effectively, but also to act as a draw for tourists and pleasure boat operators, it is the Community's intent that the two wharves, the seawall and the harbour be maintained.

4.5.2 Objectives

The Community of Victoria has the following objectives for the fishing industry:

4.5.2.1 Social

- To work with the fishers to endeavour to keep the wharves free from debris and vermin.
- To ensure that the wharves are always accessible to enable the fishing industry to continue.
- To encourage the maintenance of the wharf facilities as a viable entity within the Community.

4.5.2.2 Economic

- To work with the fishing industry to lobby the Federal Government and Harbour Authority to help in maintaining the wharves and keeping the harbour free of siltation in order to maintain its economic viability.

4.5.2.3 Physical

- To encourage maintenance of the wharves to avoid any negative impacts on the Community.

4.5.2.4 Environmental

- To encourage that the harbour be kept free from siltation, making it safe to access the wharves.
- To work with the fishing industry to ensure that the wharves are kept free from debris and vermin.

4.5.3 Policies and Plan Actions

To achieve the above-stated objectives, the Community has developed the following policies and plan actions:

4.5.3.1 Harbour and Wharf Facilities

Policy

It is Council's policy to continue to strive to assist the fishing industry and the Victoria Harbour Authority in maintaining the wharf facilities and harbour entrance.

It shall also be Council's policy that, in order to mitigate future siltation of the harbour and to reduce the need for future dredging in the harbour, it shall work with the PEI Department of Environment, Labour and Justice or its successor and the PEI Department of Transportation and Infrastructure Renewal or its successor and the Westmoreland River Watershed Group to develop means to encourage the natural flushing of the Westmoreland River estuary.

Plan Action

Council shall endeavour to work with the Victoria Harbour Authority in approaching the Federal and Provincial Governments for the funding required to maintain the wharf facilities.

Council shall approach the PEI Department of Environment, Labour and Justice or its successor and the PEI Department of Transportation and Infrastructure Renewal or its successor and the Westmoreland River Watershed Group to develop a long-term plan to encourage the natural flushing of the Westmoreland River estuary.

4.5.3.2 Fishing Industry Practices

Policy

It is Council's policy to continue to work with the fishers to maintain the wharf area in a tidy and neat condition, free from odours and garbage.

Plan Action

Council shall seek to have representation on the Victoria Harbour Authority in order to voice Community concerns, and also help the fishers in voicing their concerns to the Federal and Provincial Governments.

4.6 Public Service and Institutional

Statement of Intent

Victoria has numerous public services and institutional buildings. The Welcome Centre, Community Hall, Fire Hall, Lighthouse, public park change/wash room, waterfront park, and the former school (currently used for some public events) are all important facilities that need to be protected from possible encroachment by conflicting land uses or the creation of traffic issues or other safety concerns in their vicinity.

Policy

It shall be the policy of Council to protect the long-term interests of established public service and institutional facilities in the Community and to provide opportunities for further development.

Plan Action

- The Development Bylaw shall include institutional facilities such as heritage facilities, civic centres, accessory buildings, public/private parks and recreational uses.
- The Development Bylaw shall limit land uses in the vicinity of Public Service and Institutional (PSI) Zones that could create significant land use conflicts such as excessive noise, traffic generation or other hazards or nuisances.
- To lobby the Provincial and Federal Governments for improvements to the public service and institutional facilities.
- To develop priorities for the development and maintenance of municipal facilities.
- To endeavour, as budgetary constraints permit, to provide adequate public service and institutional facilities and opportunities to meet the needs of residents and visitors to the Community.
- To explore the possibilities of establishing a new Community Office within the existing public service and institutional facilities or in a new public service facility within the Community.
- To ensure that the public service and institutional facilities within the Community are environmentally safe and free from contamination and debris.
- To strive to have all PSI facilities abide by the barrier-free design regulations.

4.7 Recreation and Public Open Space

4.7.1 Statement of Intent

The Community has leased a portion of the Provincial Park within its boundary. The Provincial Park attracts many local Islanders and visitors to the Community. The playground is used by local children on a regular basis. The Community has three beach areas (Victoria Park, Crescent Beach and the area adjacent to the wharf facility) that are used by residents and tourists during the summer months. The waterfront public area has recently been renovated with the addition of public washrooms and board walk access to the beach. The Community has two open space areas within the community as well. The Community envisions a walkway along Westmoreland River that will allow connectivity between the waterfront park and the other open spaces.

4.7.2 Objectives

The Community of Victoria has the following objectives for recreation and public open space:

4.7.2.1 Social

- To endeavour, as budgetary constraints permit, to provide adequate recreational and public open space facilities and opportunities to meet the needs of residents and visitors to the Community.
- To promote voluntarism to provide recreational opportunities to meet the needs of the Community's residents.
- To strive to have all recreational facilities abide by the barrier-free design regulations.

4.7.2.2 Economic

- To endeavour to provide financial support to recreational programs for the Community's residents.
- To lobby the Provincial and Federal Governments for improvements to the park and beach areas within the Community.

4.7.2.3 Physical

- To maintain and improve the recreation and public open space areas and facilities.
- To encourage the maintenance and improvement the Community's three beach areas.

- To entertain the possibility of establishing public parking area(s) within the Community.

4.7.2.4 Environmental

- To ensure that recreation and public open spaces within the Community are environmentally safe and free from debris.

4.7.3 Policies and Plan Actions

To achieve the above-stated objectives, the Community has developed the following policies and plan actions:

4.7.3.1 General

Policy

It shall be Council's policy that portions of the Community shall be designated as Recreation and Public Open Space (O) Zones, and that regulations be established governing development within these zones.

Plan Action

The Community's Development Bylaw shall establish the Recreation and Public Open Space (O) Zones, as well as specific regulations governing development within these zones.

Council shall encourage residents to become involved in volunteer programs that shall afford recreational opportunities for the Community's residents.

4.8 Central Core Area

4.8.1 Statement of Intent

The Community's Central Core area, composed primarily of those structures on what are now Russell, Water, Nelson, Howard, Main and Bardin Streets and Rovis Beach Lane was initially laid out in the 1850s. From the very beginning, this was a mixed-use area, with numerous merchants, craftsmen, professionals and ordinary villagers working and living in the area. Many of the Community's heritage structures, a good number of which have maintained the architectural style and facade design of the period in which they were constructed, are located in this area. A significant number of Islanders and visiting tourists are drawn during the summer months to the unique village charm of the area, and to its rich cultural environment, reflected in its numerous craft shops and entertainment facilities. This, of course, sustains a large number of business operators within the Community. It is the Community's intent to preserve the unique historical character of this area in order to facilitate its economic viability. Cultural heritage is an important

component of sustainable development within the Community. The preservation of this cultural heritage is essential to the character of the Community and contributes to the social, cultural, economic and environmental goals of the Community.

4.8.2 Objectives

The Community of Victoria has the following objectives for the Central Core area:

4.8.2.1 Physical

- To encourage the rehabilitation of structures that have fallen into disrepair.
- To encourage the preservation of heritage structures within the Central Core
- To preserve the historic streetscape of the area and make sure new buildings shall compliment.
- To encourage the use of natural construction materials on the exterior of buildings and structures.
- To improve the landscaping of public areas within the core area.
- To encourage new development and proposed alterations to the existing structures shall support the character and integrity of the heritage property.

4.8.2.2 Social

- To encourage a greater year-round residential occupancy within the area.
- To encourage new and existing developments within the Central Core to abide by the barrier-free design regulations

4.8.2.3 Economic

- To foster an economic climate which facilitates the long-term economic viability of existing and new commercial businesses within the core area.
- To encourage increased tourism by providing a unique experience, and by providing adequate services and accommodations for the visiting public.

4.8.2.4 Environmental

- To maintain any unique or historically significant natural areas within the core area.

4.8.3 Policies and Plan Actions

Policy

It is Council's policy that the portion of the Community on Russell, Water (including its extension), Nelson, Howard, Main, and Bardin Streets and Rovis Beach Lane, as well as those properties abutting these streets, as designated on the Community of Victoria Zoning Map, shall be designated as the Community's Central Core zone, and that regulations be established governing development within this zone.

In order to preserve its unique heritage character, Council may undertake a public consultation process with respect to having the Community's Central Core zone designated a "heritage area" under the Province's Heritage Places Protection Act, and developing a heritage plan for the area.

Plan Action

The Community's Development Bylaw shall establish the Central Core zone, as well as specific regulations governing development within this zone.

Council may consider making an application to the Province to have the Central Core zone of the Community designated as a "heritage area" under the Province's Heritage Places Protection Act.

The Council may appoint a committee to conduct a public consultation process to develop a heritage plan for this area.

4.9 Transportation

4.9.1 Statement of Intent

Even though the Community of Victoria does not own or have direct responsibility for any of the public or private roads within its boundaries, the Community has a vital role in transportation planning and pedestrian circulation. Given the critical relationship between land use and traffic generation, it is imperative that Council work closely with the PEI Department of Transportation and Infrastructure Renewal or its successor to ensure that both safe and efficient transportation facilities are provided to service the needs of the Community, and that land use patterns and development standards do not compromise the efficiency or safety of the transportation network. Council shall strive to work with Department of Transportation and Infrastructure Renewal to eliminate through truck traffic.

Council shall continue to work closely with the Province in order to ensure that the transportation system efficiently serves both local and regional needs. Local roads must all be designed to reflect their unique roles and functions.

The joint management and control of private access to the roads system is also critical to

its long-term safety and efficiency. The Council shall also continue to assist the Province in identifying annual road maintenance requirements and significant safety, design and drainage concerns.

Council shall also plan for the accommodation of increasing pedestrian traffic levels during the summer tourism season.

Council shall also plan to establish public parking areas in order to reduce street side parking.

4.9.2 Objectives

The Community of Victoria has set the following objectives for transportation:

4.9.2.1 Social

- To continue to work closely with the Province to provide a traffic system which both encourages pedestrian and bicycle use and minimizes the conflict between bicycle, pedestrian and motorized traffic.

4.9.2.2 Economic

- To ensure that the design, construction and transportation improvements necessitated by any subdivision be paid for by the prospective developer.

4.9.2.3 Physical

- To co-ordinate the Community's future land use and development plans with the Province's transportation network plans.
- To work with the Province to provide safe access to new developments within the Community.
- To work with PEI Department of Transportation and Infrastructure Renewal or its successor to classify streets and control traffic on local roads.
- To establish a public parking area within the Community.

4.9.2.4 Environmental

- To minimize the adverse impacts of the Province's transportation network on the Community's natural environment, existing residential neighbourhood and overall aesthetic character.

4.9.3 Policies and Plan Actions

To achieve the above-stated objectives, the Community has developed the following policies and plan actions:

4.9.3.1 Co-ordination with Government Departments/Agencies

Policy

It is Council's policy to continue to work closely with the PEI Department of Transportation and Infrastructure Renewal or its successor in the design and management of the Community's transportation network in order to facilitate the safe and efficient movement of traffic and people within and through the Community, and to mitigate any potential impacts of roadway construction on the Community's natural environment.

Plan Action

The Council shall continue to consult as required with the PEI Department of Transportation and Infrastructure Renewal or its successor jointly to review and approve new subdivision roads, private road accesses, annual road maintenance priorities, speed limits, roadway and intersection improvements and any other developments which shall generate significant traffic volumes.

As well, the Council shall continue to work closely with the PEI Department of Transportation and Infrastructure Renewal or its successor to ensure that improvements are made to accommodate safe vehicle, pedestrian and bicycle traffic within the Community.

4.10 Municipal Services

4.10.1 Statement of Intent

Properties within the Community's Central Core area are now serviced by a central sewage collection system. Liquid waste from these properties is treated at the Community's sewage treatment facility located on property outside and to the west of the Community under the Victoria Water & Sewage Commission. The solids are collected from each household's primary treatment tanks on an on-going rotating basis. The remainder of properties within the Community are serviced by on-site sewage collection systems.

As well, the Community is serviced by a central water supply system drawn from three wells located on Rte. 116 within the Community. This system was designed and mandated to serve residential and small-scale commercial developments, but not large-scale industrial development. The Novartis Inc. development, located to the west and south of the well field, has its own water supply system. The Victoria Water & Sewage Commission oversees matters respecting water management within the Community. Provincial legislation governs protection of the Community's well field area. The

Community has the responsibility to develop a Well Field Protection Plan.

Fire protection for the Community is provided by the Victoria Volunteer Fire Department, with mutual aid provided by the Crapaud Fire Department as required. Police protection in the Community is provided by the RCMP under its contract with the Province.

The remaining municipal service provided by the Community is street lighting within the Dunrovin Shores Subdivision. The street lighting within the rest of the Community is serviced by the Province.

While many of these services are currently well supplied, projected population growth and the need to meet new Provincial standards shall mean that some upgrades to some of the existing systems shall be required within the coming years. It is the Community's intent to upgrade those municipal services which it is responsible for providing as required, and as budgetary constraints permit.

The Province provides road maintenance, stormwater management, sanding and snow removal services. It is the Community's intent to continue to work closely with the PEI Department of Transportation and Infrastructure Renewal or its successor to ensure that these services are provided in an effective and timely manner.

4.10.2 Objectives

The Community of Victoria has the following objectives for municipal services:

4.10.2.1 Social

- To develop an Emergency Measures Disaster Plan for responding to man-made and natural disasters which could potentially impact municipal services.
- To ensure that residents receive a high standard of those municipal services the Community is responsible for providing.

4.10.2.2 Physical

- To continue to upgrade the municipal services provided as required.
- To ensure clean and safe water supply system for residential and commercial property owners.
- To ensure that no development shall be approved unless adequate water and sewage services are available.
- To ensure that snow removal is conducted in a timely manner to maintain

safe access to municipal buildings.

- To work with the Province’s public utility and communication companies to have the electrical and communication services within the Community placed underground wherever practical and economically feasible.

4.10.2.3 Economic

- To provide efficient, cost-effective, and environmentally sound central waste water collection and treatment services for the Community.
- To provide for solid waste management, collection and disposal in a manner which minimizes financial cost and environmental impact.
- To provide for cost-effective fire services.
- To work with the PEI Department of Transportation and Infrastructure Renewal or its successor to manage and upgrade storm water runoff in the most environmentally sound manner.

4.10.2.4 Environmental

- The Community shall prepare and implement a Well Field Protection Plan. The wells that supply the Community water are to be protected from contaminants.
- To ensure that groundwater quality and supply is not compromised by future development within the Community.

4.10.3 Policies and Plan Actions

To achieve the above-stated objectives, the Community has developed the following policies and plan actions:

4.10.3.1 Central Sewage Collection and Treatment

Policy

It is Council’s policy to continue to endeavour to provide adequate sewage collection and treatment facilities for the Community.

It shall be the Council’s policy that, as development increases, the Community shall endeavour to extend its existing centralized sewage collection system to those unserved areas being developed.

It shall be Council policy anyone applying for a development permit for a new structure or an addition to an existing structure that shall require a sewage disposal system shall apply to the development officer to ensure they meet the servicing standards.

Plan Action

Council shall lobby both the Federal and Provincial Governments for the necessary infrastructure funding to maintain, expand and upgrade as necessary its existing centralized sewage collection and treatment facilities.

Council shall also establish regulations under its Development Bylaw for prospective developers to be responsible for any costs associated with connecting their proposed developments to the Community's centralized sewage collection and treatment system.

4.10.3.2 On-site Septic Systems

Policy

It is Council's policy that anyone applying for a development permit for a new structure or an addition to an existing structure that shall require a new sewage disposal system shall first apply for and receive a sewage system disposal permit from the Building and Development Section of the PEI Department of Finance, Energy and Municipal Affairs or its successor before the Community shall issue a development permit for the structure. It shall also be Council's policy that anyone wishing to construct an addition to an existing structure that shall increase the amount of sewage going to the existing on-site septic system, or anyone wishing to add a washroom facility to any existing accessory structure shall provide Council with a letter from the Building and Development Section of the PEI Department of Finance, Energy and Municipal Affairs or its successor that the existing on-site septic system is adequate in capacity to handle the projected increase in sewage and waste water.

Plan Action

The Community's Development Bylaw shall establish guidelines respecting the requirement for on-site septic permits as part of the Community's development permit approval process.

4.10.3.3 Central Water Supply

Policy

It is Council's policy to continue to endeavour to provide a safe and adequate water supply system for that area of the Community which is currently supplied by the Community's central water supply system.

It shall also be Council's policy to work with the PEI Department of Environment, Labour and Justice or its successor to protect both the quantity and quality of ground water resources in the Community.

It shall also be Council's policy that, as increased development takes place within the Community, and as warranted and budgetary constraints permit, the Community shall endeavour to extend its existing centralized water supply system to those unserved areas being developed.

It shall also be Council's policy that a protection plan shall be developed for the Community's well field, and that the plan shall be implemented by the Victoria Water & Sewage Commission.

Plan Action

Land uses which pose a risk for ground water contamination such as chemical plants or storage depots shall not be permitted in the Community.

Council shall work with the PEI Department of Environment, Labour and Justice or its successor to identify and control potential point sources of pollution such as underground gasoline or fuel oil tanks, chemical storage, refuse or dump sites and abandoned wells.

Council shall encourage the maintenance and protection of features which contribute to ground water re-charging such as wetlands, storm water retention areas, trees and other dense vegetation. Council shall seek to identify and protect major aquifer re-charge areas within and outside the Community.

Council shall identify literature on water conservation, safe disposal of household and business hazardous wastes, invasive species, and other information pertaining to the protection of the water supply and make it available to residents and property owners.

Council shall lobby both the Federal and Provincial Governments for the necessary infrastructure funding to maintain, expand and upgrade as necessary its existing centralized water supply system.

Council shall also establish regulations under its Development Bylaw and its Servicing Standards Manual for prospective developers to be responsible for any costs associated with connecting their proposed developments to the Community's centralized water supply system.

4.10.3.4 Storm Water Management

Policy

It is Council's policy to continue to work closely with the PEI Department of

Transportation and Infrastructure Renewal or its successor to ensure that storm water run-off is managed in a manner which is both cost-effective and environmentally sensitive, and which minimizes risks to public health, safety and private property.

It shall also be Council's policy that, as part of the Community's subdivision approval process, developers of new subdivisions and major developments shall be required to submit a drainage plan and/or a storm water management plan, and that this plan shall be reviewed and approved by the PEI Department of Transportation and Infrastructure Renewal or its successor prior to Council granting final approval of the proposed subdivision or major development.

Plan Action

Council shall work with the PEI Department of Transportation and Infrastructure Renewal or its successor to ensure that storm water management systems are properly installed and maintained.

4.10.3.5 Fire Protection

Policy

It is Council's policy that the Community shall continue to receive fire protection services from the Victoria Volunteer Fire Department and the Crapaud Fire Department.

It shall also be Council's policy that, as part of the Community's development permit approval process, the developer of a large-scale commercial or light industrial development may be required to contribute to the cost of providing any specialized fire services or facilities which may be required.

Plan Action

Council shall annually review the level and quality of fire protection service and security it receives relative to the type and extent of development provided in the Community, and shall request the Victoria Fire Department to prepare a report to be presented to the Community residents at the Community's annual meeting. Funding allocation shall be proposed in the Community's annual budget for fire protection services.

Council shall look at cost-effective ways to maintain and improve fire protection services for the Community.

Council shall consult with the Victoria Fire Department on a regular basis respecting the Community's fire prevention standards.

The Community's Development Bylaw shall make provision for the potential requirement, as part of the Community's development permit approval process, for a

developer of a proposed large-scale commercial or light industrial development to contribute to the cost of any specialized fire services or facilities which may be required for the development.

4.10.3.6 Police Protection

Policy

It is Council's policy that the Community shall continue to utilize the police protection services provided by the RCMP under its contract with the Province.

Plan Action

Council may review the level and quality of police protection service and security provided to the Community.

4.11 Natural Environment

4.11.1 Statement of Intent

It is the Community's intent to endeavour to protect the Community's natural environment by imposing standards to ensure the protection of surface and ground water resources, habitat areas, vegetation, coastlines and other natural and man-made features which contribute to the visual appeal and overall health of the Community.

4.11.2 Objectives

The Community of Victoria has the following objectives for the protection of the environment:

4.11.2.1 Social

- To develop and encourage public programs which shall lead to greater awareness and appreciation of the value of the natural environment, not only to the Community, but to the province and to the planet as a whole.

4.11.2.2 Economic

- To encourage activities and development patterns that shall maintain the Community's natural environment as an essential aspect of its overall economic viability.

4.11.2.3 Physical

- To encourage the preservation of the Community's existing natural areas,

including existing wildlife habitats.

- To encourage the planting of trees and the maintenance of existing vegetative ground cover and to discourage the planting of invasive species, within the Community.
- To protect and enhance the quality and quantity of the Community's surface and groundwater supplies.
- To minimize the use and application of pesticides and herbicides or other harmful chemicals that would negatively impact the Community's natural environments.
- To consider, develop, and implement a climate change adaptation plan including the development of an emergency measures management plan as a start. To work with the appropriate Government departments and Watershed Groups to examine and implement, means to alleviate and/or prevent erosion along the Community's wetlands and waterways.

4.11.2.4 Environmental

- To protect and enhance the quality and quantity of the Community's surface and groundwater supplies.
- To minimize the use and application of pesticides and herbicides or other harmful chemicals that would negatively impact the Community's natural environment, and the health and safety of the public.

4.11.3 Policies and Plan Actions

To achieve the above-stated objectives, the Community has developed the following policies and plan actions:

4.11.3.1 Surface and Groundwater

Policy

It is Council's policy to continue to work with the PEI Department of Environment, Labour and Justice or its successor to protect the quantity and quality of the Community's surface and groundwater supplies.

It shall also be Council's policy that a protection plan shall be developed for the Community's well field, and that the plan shall be implemented through the Community's Servicing Standards Manual by the Victoria Water & Sewage Commission.

It shall also be Council's policy that those land uses or developments which pose surface

or groundwater contamination potential, or which utilize substantial volumes of water, shall not be permitted within the Community.

It shall also be Council's policy that new developments shall be required to meet or exceed provincial guidelines for the storage of chemicals or petroleum at the time of application for a development permit .

It shall also be Council's policy to encourage the purchase of lands to protect the Community's well field.

Plan Action

Council shall assist the PEI Department of Environment, Labour and Justice or its successor in identifying and controlling potential point sources of groundwater contamination, such as underground gasoline or fuel oil tanks, chemical storage, manure storage areas and refuse or dump sites.

Council shall identify a committee to develop a protection plan for the Community's well field.

Council shall endeavour to secure funding to purchase land for the protection of the Community's well field.

The Community's Development Bylaw shall establish the types of land uses and development which shall be permitted within the Community.

The Community's Development Bylaw shall require, as part of the Community's development permit approval process, that developers shall be required to identify any chemical storage areas or underground petroleum storage associated with the proposed development. The Council shall seek funding to purchase land for well field protection.

4.12 Heritage Resources

4.12.1 Statement of Intent

It shall be the Community's intent to maintain the heritage resources which form an important and visible part of the fabric of Victoria. These resources include those structures, primarily within the Community's Central Core area, which are either architecturally or historically significant to the Community, as well as the Community's cultural resources such as theatre, art and heritage activities. Not only do these heritage resources play an important role in defining the history of the Community and the Province, they also contribute significantly to making the Community an attractive and vibrant place to live and visit.

4.12.2 Objectives

The Community of Victoria has set the following objectives for the protection and enhancement of its heritage resources:

4.12.2.1 Social

- To support and encourage both the current and future development of Victoria's cultural and heritage resources.

4.12.2.2 Physical

- To encourage the maintenance, restoration and enhancement of those structures which are considered to be of significant architectural or historical value.
- To encourage signage and streetscapes that reflect the heritage of the Community.
- To encourage that new structures in the Community's Central Core area are compatible with the architecture style and design of any established heritage structures within this area.

4.12.2.3 Economic

- To encourage that development and public works be in harmony with Victoria's heritage resources.

4.12.2.4 Environmental

- To identify and preserve natural heritage conservation areas within the Community in order to maintain the vital role that the plant, wildlife and fisheries resources in these areas play in the Community's natural environment.
- To encourage planting and maintenance of trees and appropriate vegetation in order to enhance the Community's scenic heritage.

4.12.3 Policies and Plan Actions

To achieve these objectives, the Community has developed the following policies and plan actions:

4.12.3.1 Viewscales

Policy

It is Council's policy that viewscales of the natural environment or elements of the Community's physical environment shall be maintained.

Plan Action

Within the framework of the Community's Development Bylaw, Council shall endeavour to work with property owners to maintain those viewscales of the natural environment or elements of the physical environment.

4.12.3.2 Cultural Resources

Policy

It is Council's policy to encourage the preservation of cultural heritage resources within the Community.

Plan Action

Council may appoint a committee to oversee the preservation of the Community's identified cultural resources.

4.12.3.3 Heritage Structures

Policy

It is Council's policy to encourage the preservation, in accordance with the Province's Heritage Places Protection Act, of any structure within the Community which has been identified or designated, as a heritage structure.

It shall also be Council's policy to allow heritage structures to be used for residential, residential-commercial or commercial purposes, or in accordance with provisions of the Province's Heritage Places Protection Act and Regulations in order to encourage their maintenance and preservation.

Plan Action

Where a municipal structure within the Community has been identified as having significant historical value, Council may approach the Province to have that structure identified and designated as a heritage structure under the Province's Heritage Places Protection Act.

The Community's Development Bylaw may establish provisions respecting the use of

heritage structures within the Community.

4.13 Municipal Buildings

4.13.1 Statement of intent

The Community of Victoria is committed to proper maintenance of the existing municipal buildings for the future use of residents and visitors.

4.13.2 Objectives

The Community of Victoria has the following objectives for its municipal buildings:

4.13.2.1 Social

- To ensure that the heritage character of municipal buildings is not jeopardized by maintenance programs and required expansions.
- To strive to have all facilities abide by the barrier-free design regulations.

4.13.2.2 Economic

- To ensure that the Community's annual budget allocates sufficient funds to carry out any maintenance needs for municipal buildings.
- To endeavour to take advantage of those Provincial and Federal programs available in order to expand municipal space requirements.

4.13.2.3 Physical

- To ensure that the Community's municipal buildings are adequately maintained.
- To carry out inspections of the Community's municipal buildings in order to identify potential hazards and/or maintenance requirements.

4.13.2.4 Environmental

- To strive to ensure that all the Community's municipal buildings are wheelchair accessible and meet the needs of the physically disabled.
- To ensure that the Community's municipal buildings are adequately serviced, regularly inspected and maintained.

4.13.3 Policies and Plan Actions

To achieve these objectives, the Community has developed the following policies and plan actions:

4.13.3.1 Maintenance

Policy

It is Council's policy to ensure that the Community's municipal buildings are adequately maintained without jeopardizing the heritage character of the buildings.

Plan Action

Council shall ensure that adequate funding for maintenance and repairs is allocated annually in the Community's budget.

Council shall approach the Provincial and Federal Governments for funding available for any identified renovations, repairs or expansion to its municipal buildings.

4.13.3.2 Municipal Office

Policy

It is Council's policy that space within the Community shall be set aside as a municipal office and Council meeting room.

Plan Action

Council shall budget for sufficient funds to provide office space and, annually thereafter, for office operating expenses.

4.13.3.3 Accessibility

Policy

It is Council's policy that all the Community's municipal buildings shall be wheelchair accessible in accordance with Provincial standards, in order to meet the needs of the physically challenged.

Plan Action

Council shall provide adequate funding in the Community's budget to make the Community's municipal buildings wheelchair accessible.

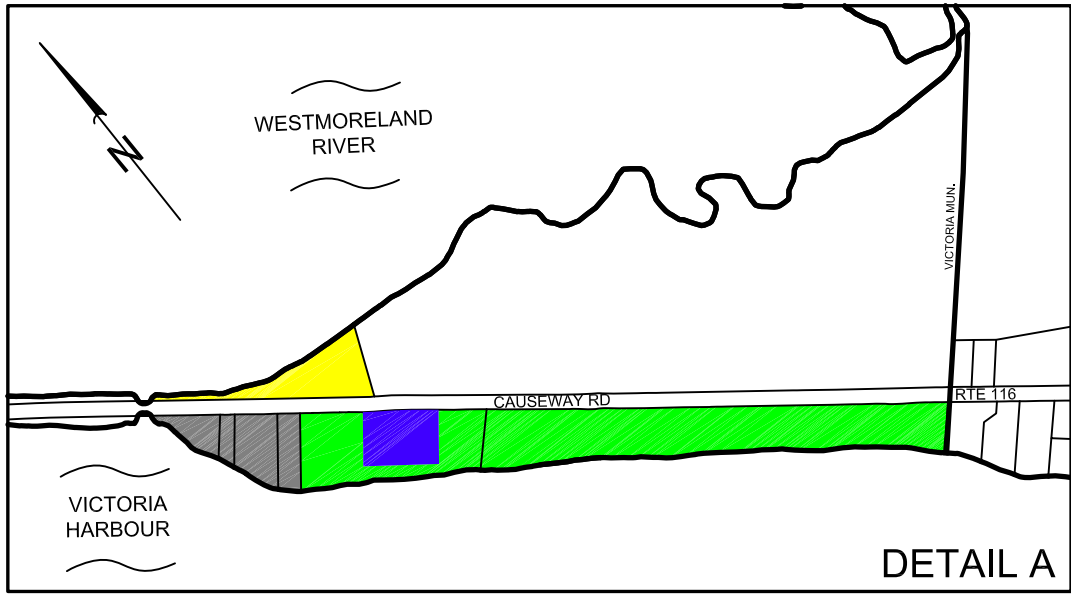
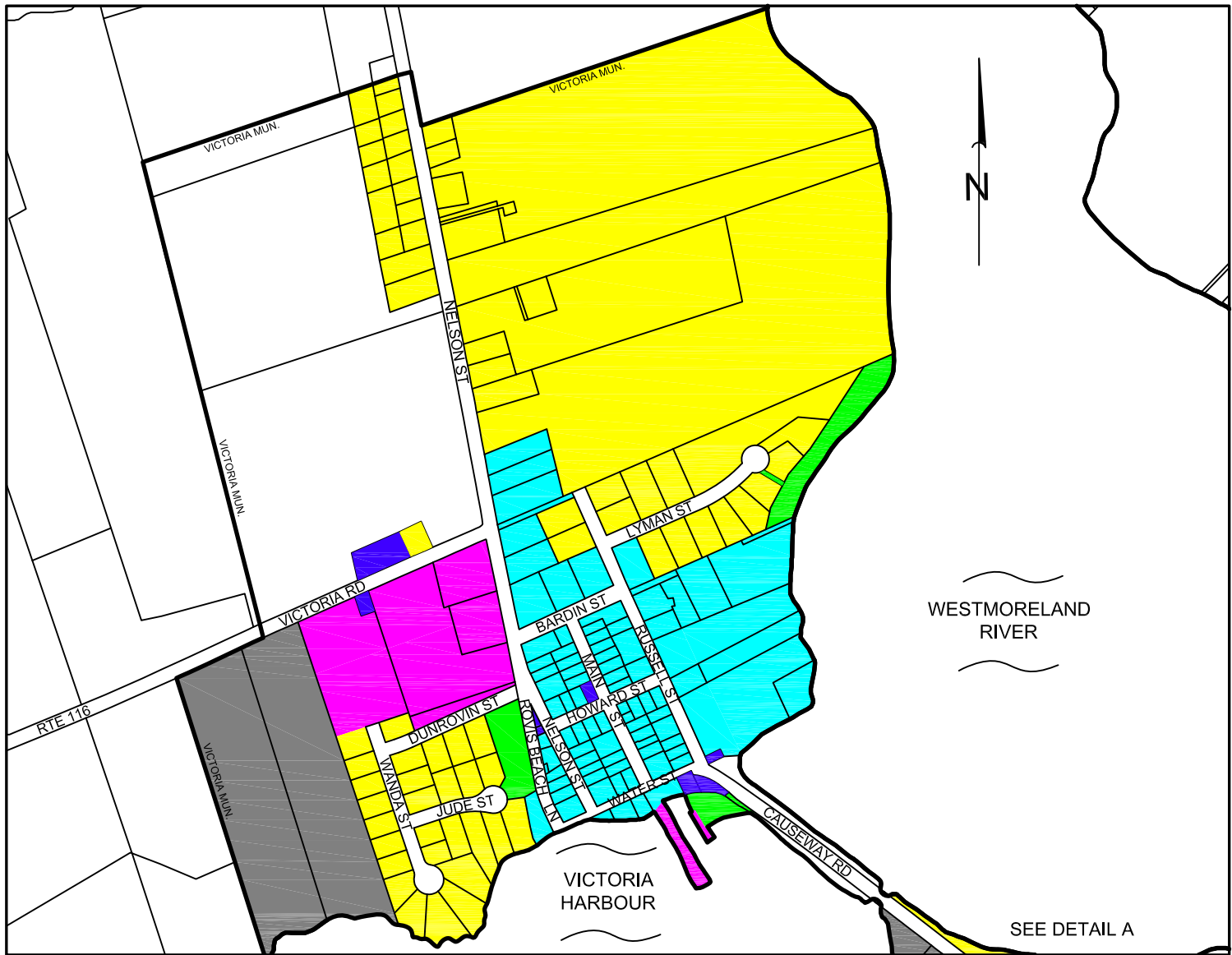
5.0 GENERAL LAND USE PLAN

The General Land Use Plan is a conceptual representation of the direction Council envisions land use patterns emerging during the next fifteen years. It lays the foundation and establishes the direction for the Zoning Map in the Zoning & Subdivision Control (Development) Bylaw, (Development Bylaw) which is much more precise in terms of boundaries and land use designations. The Zoning Map must, however, conform to the General Land Use Plan. Properties within the Community shall only be rezoned in accordance with the future land use identified on the General Land Use Plan.

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

- Land use conflicts shall be minimized by consolidating similar land uses with a given area;
- Residential development in the Community shall remain low-density (single family) residential in nature;
- The area currently zoned as Agricultural (A) to the west of Nelson Street shall remain in agricultural use in order to provide the opportunity for farming to continue in the Community;
- The Community shall explore options to protect the well field as delineated on the Well Field Protection Map;
- Future residential development shall be guided towards the north-east portion of the Community (along the Westmoreland River) in order to consolidate the established residential development pattern in that area;
- Future commercial development shall be directed along the southern side of Route 116;
- The Community shall seek to protect the natural environment along the Westmoreland River by acquiring open space in addition to the required Provincial Buffer Zone;
- The Community shall explore possible options of expanding their municipal boundaries;

See Figure 2., General Land Use Plan.



LEGEND:

	A - AGRICULTURE
	C - COMMERCIAL
	CC - CENTRAL CORE
	M - LIGHT INDUSTRIAL
	O - RECREATION AND PUBLIC OPEN SPACE
	PSI - PUBLIC SERVICES AND INSTITUTIONAL
	R1 - SINGLE FAMILY RESIDENTIAL

Derek A. French Professional Services Inc.
 379 Trans-Canada Highway
 Cornwall, PE
 C0A 1H0
 t: 902-394-2945
 f: 902-569-2944
 dfrench@pel.sympatco.ca

CONSULTING ENGINEERING • PLANNING • SURVEYING

Project Title
Community of VICTORIA

Title
General Land Use Plan

Date Printed:
03-09-14

Drawn by:
DAF

Job No.
1405

Plan No.
GLUP

Scale:
 nts

6.0 ADMINISTRATION AND IMPLEMENTATION

6.1 Administration

Administration and implementation of the Community of Victoria 2014 Official Plan is the responsibility of the Council. Nevertheless, Council shall seek the input of the Planning Board on matters pertaining to land use and development within the Community.

6.2 Zoning & Subdivision Control (Development) Bylaw

In order to implement the policies identified within the Community's 2014 Official Plan, and in accordance with the provisions of the Province's Planning Act, Council shall develop a Development Bylaw to accompany the Official Plan.

Although the primary implementation tool for the Official Plan policies is through the Development Bylaw, aspects of the Plan may also be implemented through other municipal Bylaws or regulations, Council's operating policies and procedures, the municipal budget and other appropriate Council actions.

The Community's Development Bylaw shall set out specific land use zones, permitted uses for each zone, standards and procedures for development (including "development agreements"), and procedures and standards respecting the subdivision and consolidation of land parcels in the Community.

6.3 Development Officer

Council may delegate aspects of the implementation of this Plan and the Development Bylaw to a Development Officer appointed by Council. In the event that there is no development officer, Council may assign, through a resolution, some of the authority and duties of a development officer to the Planning Board. In this instance, Planning Board may review and make recommendations to Council on applications received and Council is responsible for the approval. The Development Officer's authority shall be detailed in the Community's Development Bylaw.

6.4 Planning Board

Planning Board is appointed by Council and acts as a special committee reporting directly to Council. The Planning Board's authority shall be detailed in the Community's Planning Board Bylaw.

6.5 Budgeting

The Community's municipal budget is the key policy tool for directing the activities of Council. As such, the budget is an important implementation tool for the policies laid out

in the 2014 Official Plan, and to the extent practicable, the budget should conform with the policies of this Plan.

6.6 Official Plan Review and Amendment

Council shall instruct the Planning Board to undertake an annual review of the objectives, policies and plan actions contained in the Official Plan, and to prepare a report for Council to present at the Community's annual meeting. Where Council has determined that an amendment(s) to the Official Plan are warranted, Council shall instruct Planning Board to undertake and prepare amendments to the Official Plan in accordance with the provisions of the Province's Planning Act.

Irrespective of the annual reviews and possible amendments to the 2014 Official Plan, Council shall, in accordance with provisions of the Province's Planning Act, instruct Planning Board to undertake a formal review of the Community's 2014 Official Plan no later than December 2019.

6.7 Appeal Procedure

Any person who is dissatisfied with a decision of Council in the administration of the 2014 Official Plan or the Community's Development Bylaw may, within twenty-one days of the relevant Council decision, appeal that decision to the Island Regulatory and Appeals Commission (IRAC) in accordance with the provisions of the Province's Planning Act.