

# Welcome

## What is Vision 2035?

Vision 2035 is an exciting project to review the Municipality's Official Plan and Development Bylaw. These documents guide how and where development happens in the Municipality.

The Rural Municipality of Victoria first adopted its Official Plan and Development Bylaw nearly 20 years ago. Since that time, the community has become a busy tourist destination and a hub for local arts.

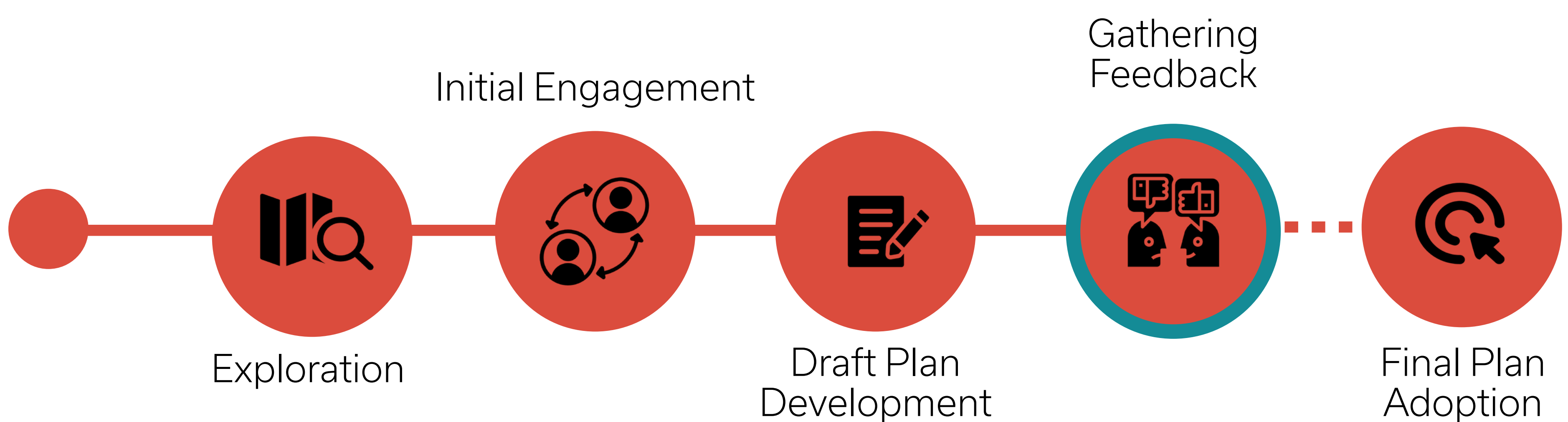
The most recent Official Plan and Development Bylaw review was completed in 2014. While the Plan has worked well for its time, it is not a document that should be set in stone; rather the Plan is a living document that should adapt to remain current. This represents an opportunity to reaffirm the vision for the future of the Municipality and to tackle change in a holistic way.

## Meeting Purpose

This Open House is an opportunity to:

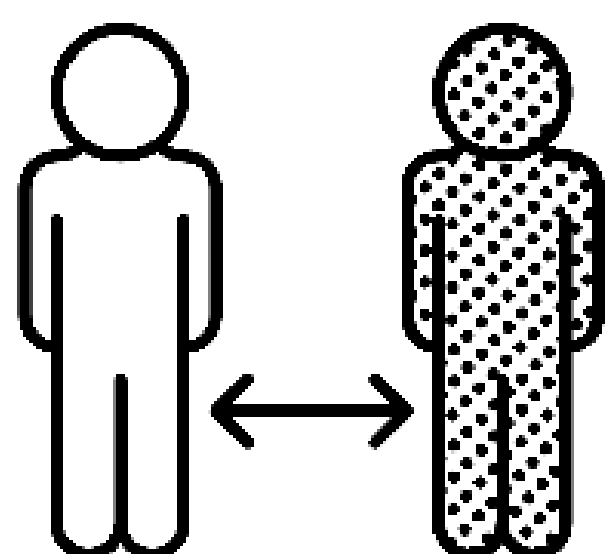
- › Review the highlights of the draft documents in an informal setting at your own pace
- › Ask questions about the drafts and how they could affect your property or the wider community
- › Provide feedback on the drafts to the project team

The Public Meeting following this Open House will be a formal meeting of the Planning Board with a presentation and town hall-style Q&A session.



## Please remember to social distance

Maintain a distance of at least 2 arms lengths from others

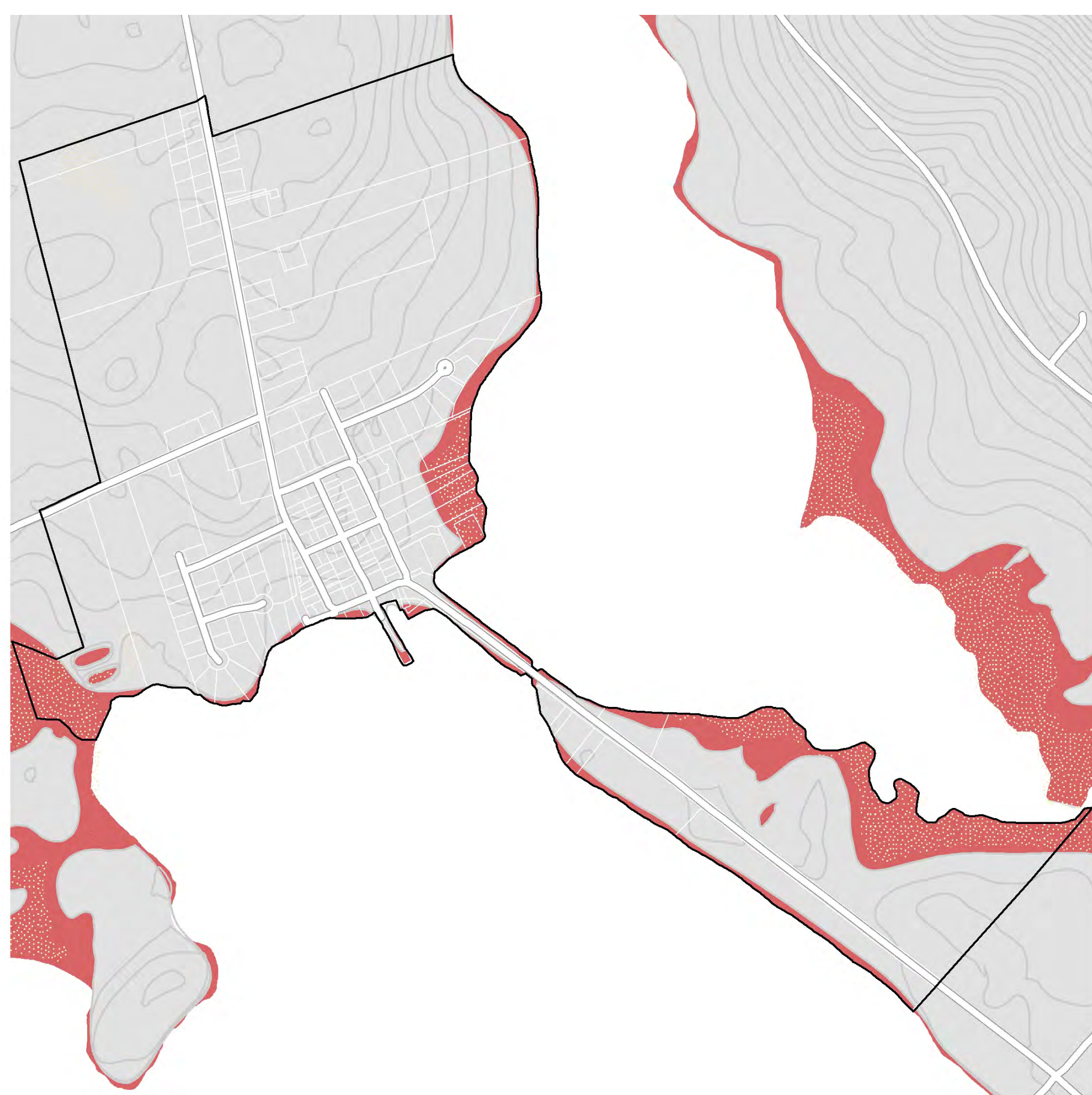


# Background

## Demographics

According to the 2016 Census, Victoria's official population of full-time residents was 74, a 29% decline since 2011. However, Census data is based on primary place of residence. In other words, the Census does not capture seasonal residents or part-time residents who identify a different location as their primary residence. Looking at dwellings, Victoria had (in 2016) 64 private dwellings. Only 36 of these were occupied by full-time residents.

The Census indicates the majority of the population in Victoria is over 50. Victoria's median age is 55.5. Children under 15 make up under 7% of the population, while seniors (65+) make up 33%.



Flood Risk



## Sea Level Rise

The natural environment, and particularly the coast, is a key part of the community identity in Victoria. Sea level rise projections for the area of Victoria indicate the sea level could rise between 1 and 1.48 metres by the year 2100. The adjacent map shows wetlands and areas lower than 2 metres above sea level. These locations will be particularly vulnerable to sea level rise, and land use planning should take this flood risk into consideration.

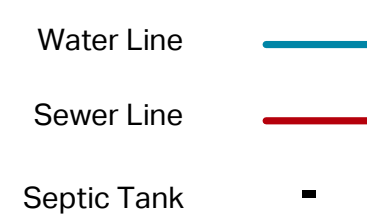
## Legislation

In December of 2017 the Province of PEI adopted a new *Municipal Government Act*. The new Act requires many changes to PEI municipalities, including requiring all municipalities to adopt land use planning by 2022. Victoria already has comprehensive land use planning; however, the new Act and coming updates to the *Planning Act* put a spotlight on the benefits of comprehensive planning, as well as introduced new expectations and procedures for planning in PEI.

# Background



Servicing



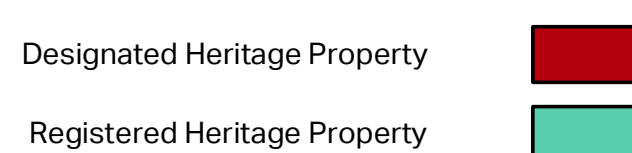
## Servicing

Central water first came to Victoria in 1988, drawn from a well field located on Victoria Road. Central water is designed to avoid contamination from on-site septic tanks, and is well suited for the central core's small lot sizes. Other properties (such as Elanco) use private wells.

Central sewer was developed in 2008, now forming a system that runs throughout the central core. The force main follows west along Victoria Road to the treatment site, outside the municipal boundaries.



Cultural Heritage Resources



## Heritage

There is a long history of many generations of settlement in this region, dating back long before the first European arrivals. Victoria's heritage is evident in its landscapes, stories, cultural assets, and built environment. The map to the left shows the 4 designated heritage properties and 28 registered properties.

# Engagement

## Engagement Activities

The project team launched engagement for Vision 2035 in the late summer of 2019. This included:

- › A project webpage
- › Door-to-door canvassing throughout Victoria
- › A public meeting
- › Stakeholder calls
- › A tourism survey

## Key Themes

The early engagement efforts highlighted a number of key themes that came up again and again in discussions. These included:

- › Community identity
- › The economy
- › Heritage
- › Infrastructure
- › Traffic
- › The environment
- › Governance

## Sticky Topics

The early engagement also identified a number of “sticky topics” with a diversity in community views on how these topics should be addressed. In discussion with Council, the project team determined these topics need further exploration in the community before draft planning documents can be developed. The project team developed and distributed a survey for community members to gain further feedback in the following approaches. The survey received a total of 58 responses. These topics were:

- › Housing options, including the height limit, secondary suites, and grouped dwellings
- › The balance of residential and commercial in the Central Core
- › Short-term rentals
- › Design guidelines

Detailed results of the engagement efforts can be found in the Engagement Summary document.

# Highlights

The draft Official Plan and Development Bylaw build on the work completed for the 2014 documents. However, there are a number of changes to address contemporary issues, the results of engagement discussions, upcoming planning legislation, and to make the documents easier to use and enforce.

## Housing

Adequate housing is a fundamental human right, and during engagement events participants noted that Victoria's lack of housing diversity can be challenging to residents looking for a home that suits their needs. The proposed drafts expand potential housing options in several ways, including:

- › Removing the minimum 1.5 storey requirement for dwellings
- › Allowing accessory dwellings (secondary suites, backyard suites, etc.) on land zoned as General Residential, Central Core, and Agricultural
- › Allowing grouped dwellings (consisting of two or more dwellings on one lot) on land zoned as General Residential and Commercial
- › Permitting residential facilities (supportive housing, long-term care, etc.) wherever residential uses are allowed, regulating these facilities in the same manner as dwellings of a similar scale

## Short-term Rentals ("STRs")

While vacation rentals have been present on the Island for a long time, more recent online listings such as Airbnb and HomeAway have increased the popularity and visibility of the market. In order to maximize the benefits short-term rentals offer to homeowners while limiting negative effects, the draft Official Plan recommends a Short-term Rental Bylaw, which is currently in the works. It would:

- › Require registration of STRs
- › Only permit STRs in a principal residence
- › Limit "whole house" rentals to 120 nights per year
- › Limit to one STR per operator

## Commercial

The Central Core has been mixed-use since it was initially laid out in the 1850s, with many of the original structures remaining. The question at the heart of the issue is about the desired identity of the central core, and a survey of community members conducted as part of this Plan development indicated that while some residents feel very strongly that the Central Core should be maintained as a residential neighbourhood, there is a larger proportion of residents who prefer a balance more weighted towards commercial. The draft documents continue to facilitate a mixed residential/commercial identity in these areas, with the following modifications:

- › Laying out criteria for special permitted uses, including residential-commercial operations and commercial development outside the Commercial Zone
- › Expanding special permitted uses to include convenience stores (up to 93 m<sup>2</sup> in total floor area) within the Central Core Zone.

# Highlights

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## Heritage

There is a long history of many generations of settlement in this region, dating back long before the first European arrivals. The draft documents recognize the value of the community's cultural and heritage assets, and prioritize protection of these elements in many ways, including:

- › Enabling Council to adopt a Heritage Plan and Bylaw
- › Providing opportunity for the adaptive reuse of accessory structures with heritage value through the allowance of accessory dwellings on land zoned as General Residential, Central Core, and Agricultural
- › Identifying within the Plan the location of heritage designated properties as well as those included on the Heritage Register
- › Recommending that Council consider adopting a Dangerous and Unsightly Premises Bylaw
- › Recommending that Council consider adopting a Municipal Signage Bylaw

## Design Guidelines

The character of a community is in large part defined by its buildings. This relates to their location on the street and their height and massing, but also their architecture. The draft documents include architectural design guidelines that apply in the Architectural Control Area to the public façades of new development and major renovations.

## Updates and Usability

Overall, the documents have been updated to reflect modern approaches to formatting and usability, create clear organization, and to avoid "legalese" as much as possible. This should make it easier for anyone to understand what they can do on their land. As part of the simplification process, the drafts eliminate the "Major Development" designation and make greater use of "special permitted uses", which allow for a discretionary process of Council. The drafts include the following special permitted uses:

- › Major residential development over four lots
- › Changes to subdivision agreements
- › New or expanded commercial development outside the Commercial Zone
- › New or expanded residential-commercial developments
- › New or expanded light industrial development
- › New or expanded intensive livestock operations
- › On-site animal processing

# Draft Zoning

## Summary of Zones

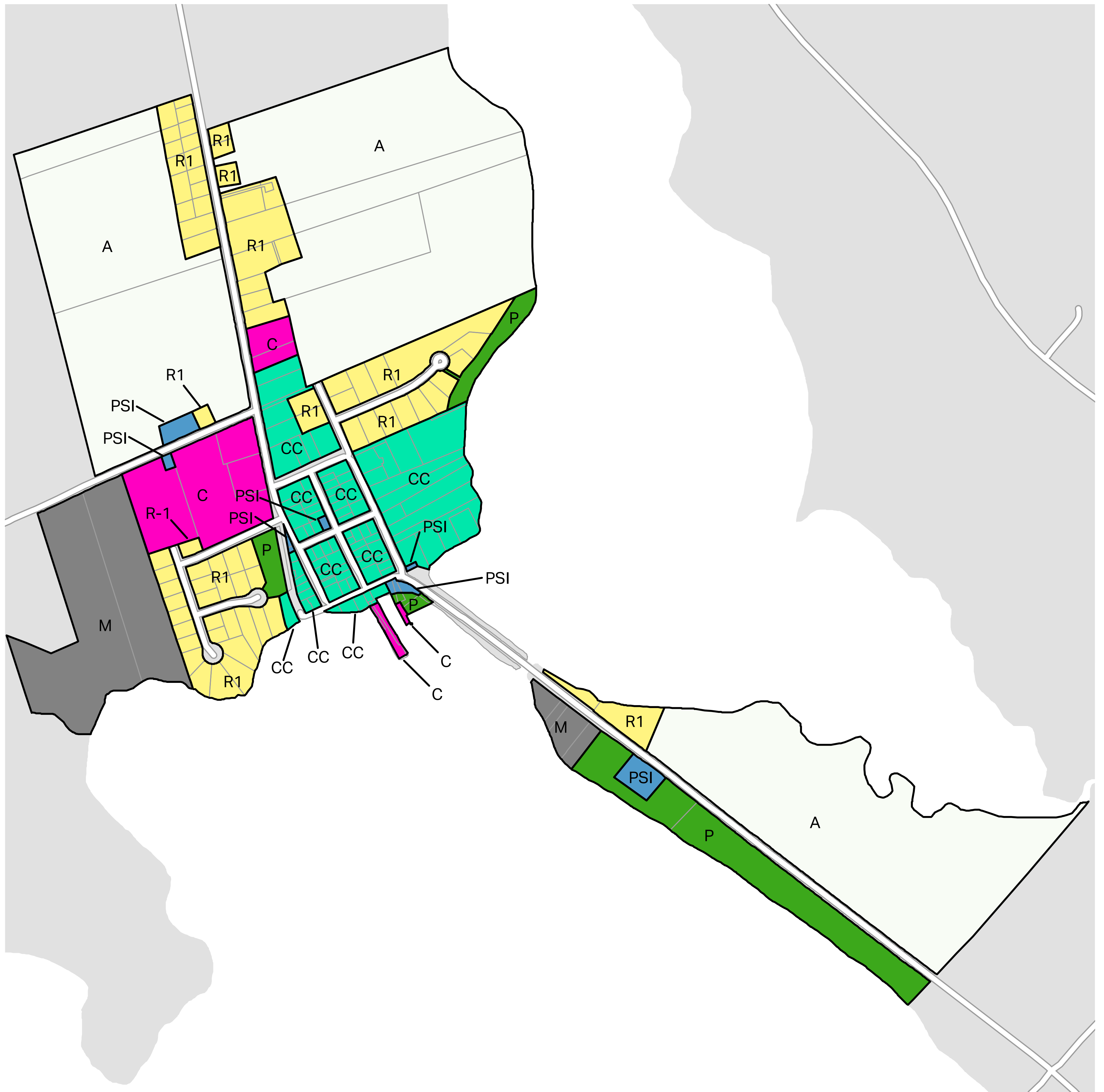
Zone Name	Symbol	Description
General Residential Zone	<b>R1</b>	Intended to permit residential development on serviced and unserviced lots. Zone standards provide flexibility on the location of dwellings and support infill development, particularly on serviced lots.
Commercial Zone	<b>C</b>	Intended to permit a range of commercial uses, including retail, service, and accommodations. Zone standards provide flexibility for the location of buildings and support infill development, particularly on serviced lots.
Central Core Zone	<b>CC</b>	Intended to permit a range of residential, recreational and institutional uses as-of-right, as well as a mix of stand-alone commercial uses and residential-commercial operations allowed at the discretion of Council. In order to maintain the character of the area, lot size allowances will accommodate denser development.
Light Industrial Zone	<b>M</b>	Intended to provide flexibility to accommodate limited types of industrial operations and their specific operational needs.
Agricultural Zone	<b>A</b>	Intended to prioritize agricultural activities. Zone standards accommodate the needs of agricultural uses and permitted uses include those associated with agricultural and resource uses, as well as residential uses and commercial operations.
Recreation & Public Open Space Zone	<b>P</b>	Zone is intended to protect and preserve recreational uses and public open space. Permitted uses include but are not limited to parks, trails, playgrounds, interpretive centres, and recreation centres.
Public Service & Institutional Zone	<b>PSI</b>	Intended to apply to the lands of public service and institutional uses. Permitted uses include, but are not limited to, government offices, health facilities, recreational uses, and cultural facilities.
Special Overlay Zones		
Environmental Reserve Zone	<b>O2</b>	Intended to limit development surrounding environmentally sensitive areas in accordance with the Province's <i>Environmental Protection Act</i> .
Wellfield Protection Zone	<b>WP</b>	Intended to protect the Municipality's wellfield in accordance with the Municipal Wellfield Protection Plan.
Architectural Control Zone	<b>AC</b>	Intended to establish design guidelines within the Commercial and Central Core Zones.








## Zoning Changes

A number of properties have been rezoned as a part of the proposed drafts, in order to reflect the current use and character of the land. These include the following:

- › The property containing the Grand Victorian (currently zoned Central Core) and a portion of the parcel located to the north of the venue (currently zoned Agricultural and used for parking) have been rezoned Commercial
- › The Light Industrial Zone has been expanded to the west to cover the full land parcel where a portion was previously zoned Agricultural
- › The Architectural Overlay Zone covers the Central Core and Commercial Zones
- › Existing Environmental Reserve and Wellfield Protection Overlay Zones have been included on the Zoning Map.

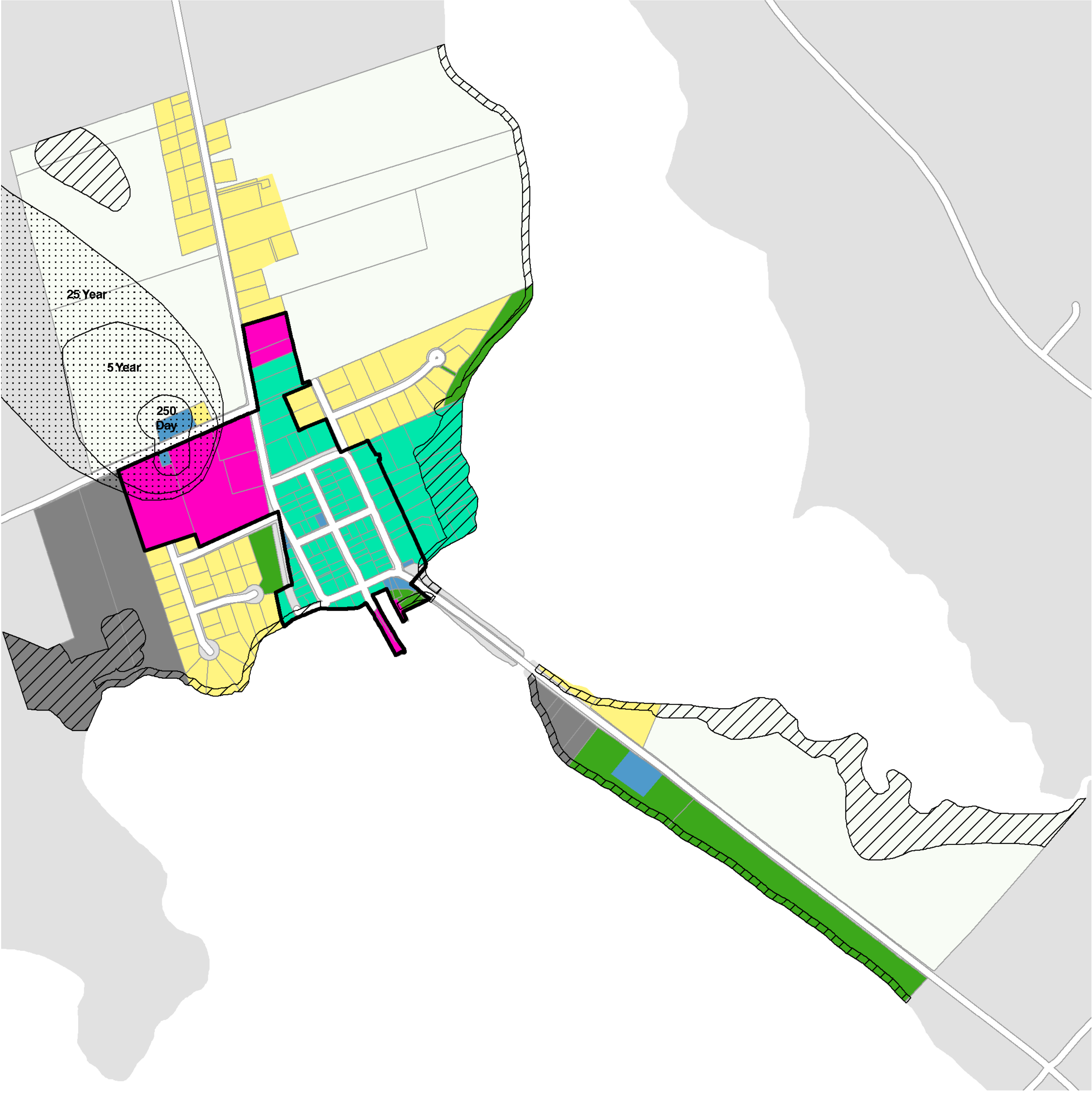
# Draft Zoning

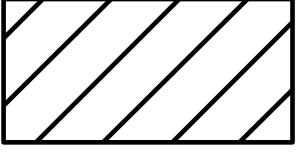
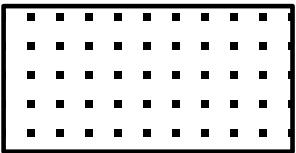



- |     |   |                                   |
|-----|---|-----------------------------------|
| R1  |  | General Residential               |
| C   |  | Commercial                        |
| CC  |  | Central Core                      |
| A   |  | Agriculture                       |
| M   |  | Light Industrial                  |
| P   |  | Recreation and Public Open Space  |
| PSI |  | Public Services and Institutional |



# Draft Zoning



-  Environmental Reserve
-  Wellfield Protection
-  Architectural Control Area