



Official Plan

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1 Introduction

1.1 Preface

This document, together with any Appendices or Amendments, constitutes the Official Plan for the Rural Municipality of Wellington (further referred to as 'The Plan').

The present document is legally a plan review, the second since the plan's completion. This document replaces the Official Plan as first adopted by Council of the Rural Municipality of Wellington in 2003 and as amended in 2013.

1.2 Official Plan Purpose

The Official Plan for Wellington is a formalized statement of Goals, Objectives, Policies and Plan Actions adopted by Council concerning the nature, extent and pattern of land use and development within the Municipality until the year 2030.

The Official Plan guides the physical, social, and economic development of Wellington. It provides the policy framework for the Rural Municipality of Wellington's Zoning and Subdivision Bylaw and Policy direction for Council's actions in relation to economic development initiatives, public works, social programs, municipal services, environmental standards and fiscal management.

1.3 Planning Area

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

1.4 Legal Enablement

The Rural Municipality of Wellington derives the majority of its powers from the *Planning Act* and the *Municipal Government Act*. The *Planning Act* empowers Council to appoint a Planning Board, to adopt an Official Plan and to subsequently adopt implementing land use and development control bylaws. The *Municipal Government Act* empowers Council to make other bylaws and/or implement programs and strategies to help implement other aspects of the Official Plan.

1.5 Official Plan Review

The Official Plan will guide the physical, social and economic development of Wellington until the year 2030. The Plan will be monitored on an ongoing basis to ensure its compatibility with changing circumstances. Formal, comprehensive reviews will be undertaken every five years, with the next review beginning in 2025.

1.6 Process

This revised Official Plan and its associated Zoning and Subdivision Bylaw were developed over the course of a year, beginning in the fall of 2019. Building on the foundation of the existing planning documents, the project team—guided by the Planning Board—conducted a review of existing conditions in Wellington. The analysis included subjects such as demographics, infrastructure, economic, and environmental issues. The planning analysis then informed a round of public consultation where residents outlined their vision for Wellington.

This background work guided the project team in drafting this Official Plan and the Zoning and Subdivision Bylaw. These documents were then refined and finalized through review with staff, residents, and Council, before being adopted in 2020.

1.7 Plan Content

The *Planning Act* requires that an Official Plan shall include:

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

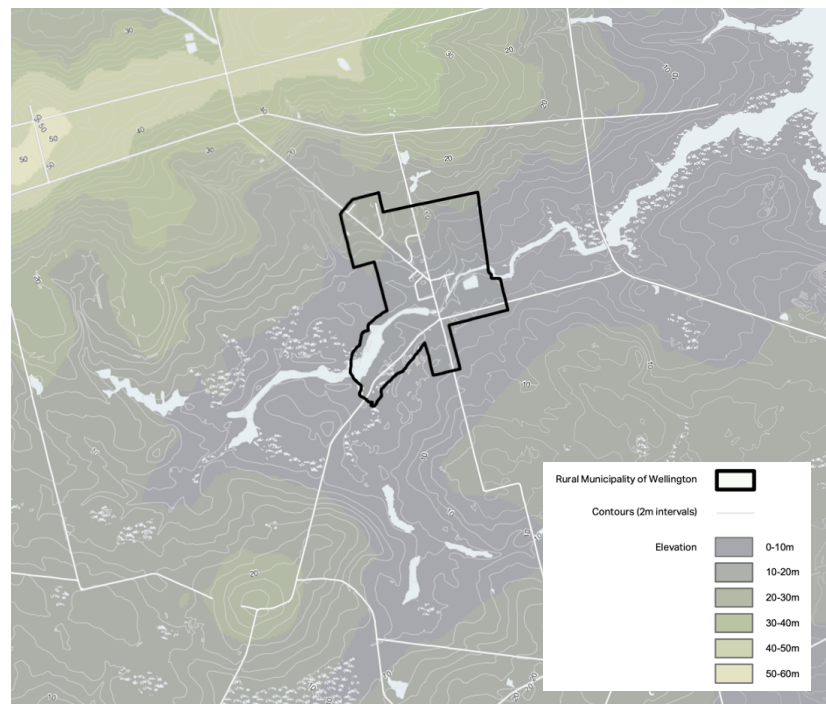
2 Local Background

2.1 Setting

Wellington is located in Prince Edward Island along Route 124, just off Route 2. It is 20 kilometres west of Summerside and 47 kilometres from the Confederation Bridge. The village serves as a service centre for the surrounding rural areas on the Island’s south shore, and Summerside is the nearest urban centre. People are also drawn from around the Island to Wellington’s Old Mill’s Park and the Confederation Trail, which runs through the municipality.

By North American standards, the Municipality is very compact and accommodates a wide range of land uses on merely 1.8 km². The presence of employment opportunities, retail and services, recreational facilities and housing within walking distance of each other offers all basic amenities of a ‘complete community’.

A distinguishing feature of the landscape is Barlow’s Pond, first dug in 1859 for the development of a grist and saw mill, later reverted to a stream and more recently reinstated. Wellington is also home to several historic buildings including the Joseph-Félix Arsenault House (1897), Emmanuel F. Gaudet House (1914), Edmund (Fidèle) Arsenault House (1917) and the Methodist United Church (1888).



Wellington sits in a watershed of the Grand River, which runs through the centre of the Municipality before opening up to McIntyres Pond and the Gulf of St. Lawrence. The village is situated in a geographical depression on both sides of the river, with the majority of lands between 2 to 4 metres above sea level. The northernmost parts of the Municipality are situated slightly higher above sea level; elevations surpass the 10 metre mark around the intersection of Leonce Bernard Street and Mill Road.

The combination of Wellington's geographical location and the composition of soils causes lands to be generally wet and not conducive to agriculture. The low elevation of lands and presence of a river under tidal influence pose flooding risks for the settlement, which will be amplified in the future as a consequence of climate change.

2.2 Historical Background

The Mi'kmaq have inhabited Epekwitk (laying in the water), or Prince Edward Island, for at least 10,000 years. First Nations residents likely traveled around Wellington for thousands of years, moving from the Haldimand to the Ellis River. The nearby village of Urbainville is known as Le Portage in reference to these travel routes.

Acadian families first arrived in Prince Edward Island from Nova Scotia between 1720 and 1758, with Acadian ancestors arriving in the Évangéline Region in 1812. This settlement came years after their mass expulsion at the hands of the British during Le Grand Dérangement of 1755 – 1764. The first known English settler to the Wellington area was John Kent, an Irishman arriving in 1833 with his family. More settlers from Scotland and England joined Kent in the following decades. European settlement across the Island and across Mi'kma'ki reduced First Nations' access to traditional land and resources as colonizers created settlements on unceded land, and Mi'kmaw encampments were soon displaced.

The success of the European settlement in Wellington began with a rare partnership between a British and an Acadian businessman, John Barlow and Joseph-Octave Arsenault. John Barlow opened Barlow's Mills in the area in 1859. A Member of the Legislative Assembly, Joseph-Octave Arsenault owned and operated the general store. The two entrepreneurs campaigned to ensure the first railway station was built in this area, following the first train service in 1874. These initiatives brought Acadian families to the area now called Wellington Station and encouraged the further development of business and services in the community.

The annual summer migration of Mi'kmaw families to the Wellington area ended in the late 1940s. Mi'kmaq presence endures today in the Lennox Island and Abegweit First Nations, serving and on and off-reserve communities across the Island.

During the first half of the 20th century, Wellington was home to a diverse range of merchants, trades people and artisans, a dairy and a can factory. Wellington's settlers continued to prosper despite the difficulty of the World Wars and the Depression.

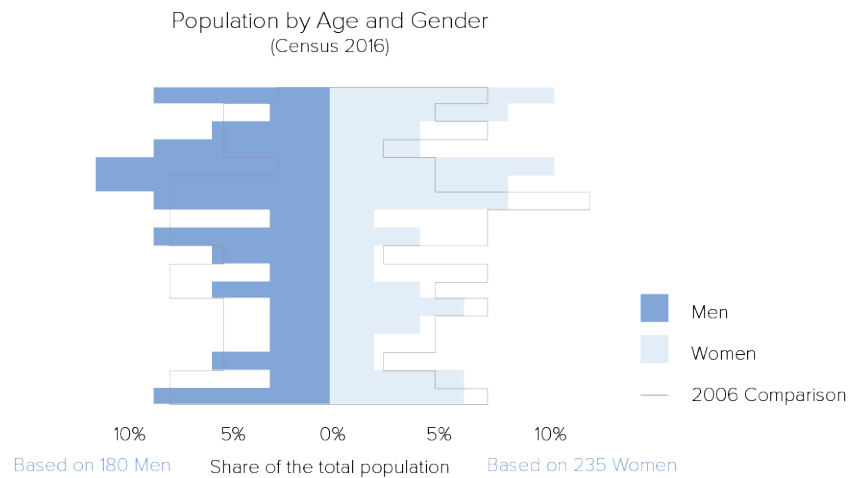
By the mid 20th century, technological advances changed the landscape with connection to the electrical grid, a central sewer system and road paving. The Village of Wellington was incorporated in 1959. Subsequently, Wellington's economy began to shift: Barlow's Mills closed in 1965 and by the late 1960s, passenger rail service on the Island had ended. The shift of transportation to highways changed the village from a thriving centre for trades and merchants to a residential area. In the late 20th century, two seniors' housing facilities were constructed in Wellington, and services like Access PEI, the Royal Canadian Legion, and Collège de l'Acadie (presently known as Collège de l'Île) were introduced.

Today, Wellington has an established population of both anglophone and francophone residents, located in a cluster of Acadian settlements known as the Evangeline Region, and serves as an important service centre to the surrounding rural areas. The former railbed has been repurposed as the provincial Confederation Trail, and the Barlow's Mill site is now Old Mills Park.

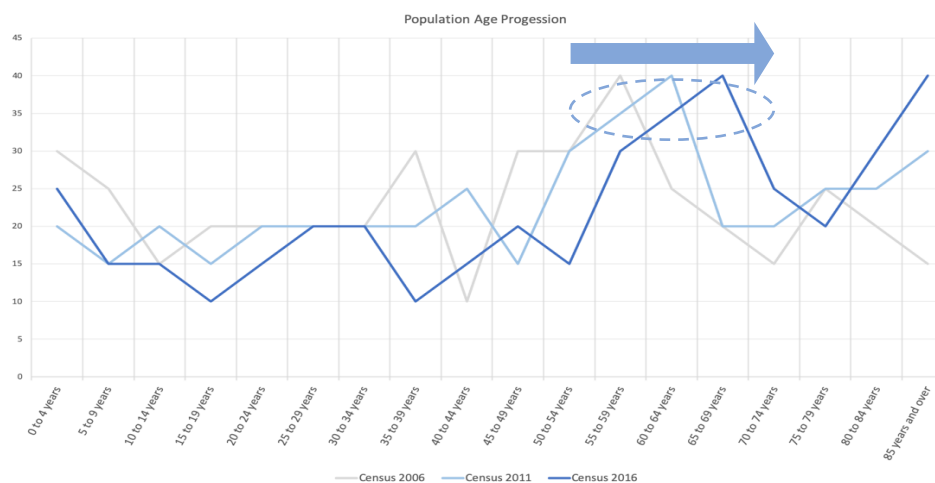
2.3 Population Analysis¹

The population of the Rural Municipality of Wellington fell 10.5% between the 1996 and 2001 census. Following this period, the population began to increase, and in 2016 there were 415 residents, just shy of the 1996 population.

Year	Population	Population Change
1996	427	
2001	382	-10.5%
2006	401	+5.0%
2011	409	+2.0%
2016	415	+1.5%



There is a very clear trend towards an increasingly aging population in Wellington. As of 2016, more than 60% of the population is over 45, and 36% is over 65. These population shares of older adults exceed regional averages in all of Prince County, where over 45% is over 45 and 21% is over 65. Partially this can be attributed to improving amenities for seniors including the location of two seniors' housing facilities within the village. However, another component to this trend is the natural progression of age, as Wellington's residents from the 'Boomers' generation reach retirement age.



¹ All population and household numbers are based on Census data from Statistics Canada

Comparing the 2016 and 2006 Census years, all population groups below an age of 65 have smaller population counts than ten years ago. Since it is unlikely that the average number of children per household will significantly increase within the near future, Wellington will likely experience another round of population losses. This negative prospect can only be mitigated if newcomers can be attracted to the Municipality, and if they stay as long-term residents.

In 2016, the most common type of household in Wellington was a two-person household. The Municipality follows regional and national trends of decreasing household sizes, which fell from 2.2 to 2.1 between 2011 and 2016.

Household size	2016	% of all households	2011	Change 2011-2016
1 person	55	31%	50	+10%
2 persons	70	40%	65	+7%
3 persons	20	11%	30	-33%
4 persons	20	11%	20	0%
5 or more persons	10	6%	5	+100%
Average household size	2.1		2.2	-4.5%

With 174 out of 176 dwellings occupied by the usual residents in 2016, the Municipality is made up almost entirely of permanent residents. Contrary to other rural parts of the province, the population base does not shift seasonally.

Over 57% of residents reported French as their first language, while 43% reported English as their first language. This equals to a slight, recent increase in the share of the francophone population, as the corresponding numbers in the 2011 Census were 52% French and 48% English.

In 2019 the Evangeline Region was selected as one of 14 areas across Canada to participate in the 'Welcoming Francophone Communities Initiative'. Evangeline is one of three participants from Maritime Provinces and will receive funding from the Federal Department of Immigration, Refugees and Citizenship to organize events and activities that will help new francophone arrivals to the region feel welcomed and integrated. The stated goal of the initiative is to "enhance the vitality of official-language minority communities through immigration and to increase the proportion of French-speaking permanent residents outside of Quebec". The activities funded under this program will run until 2023.

2.4 Housing

The majority of developed land in Wellington is used for residential purposes, predominantly occupied by single detached homes. One of the largest developments since the last plan review was the establishment of a subdivision along the newly created J Leonce Bernard Street, which enabled the formation of eight new residential lots and the 16-unit housing cooperative 'Le Bel Âge'.

In addition to this, the Co-operative d'habitation Gabriel manages six co-op subsidized family apartment units, PEI Housing offers 22 seniors' apartments, and Le Chez-Nous Co-operative Ltd. offers bilingual, assisted living facilities for 47 residents.

The majority of the housing stock consists of single homes (63% of all dwelling units in the 2016 Census). Other dwelling types in Wellington are attached houses (row houses and semi-detached, 31%) as well as apartments and movable homes (6%). Residential buildings in Wellington are typically large: almost three quarters of all dwellings (72%) feature three or more bedrooms, and approximately 50 dwellings comprise a total of eight or more rooms in the building.

Residential dwellings – time of construction	Amount	% of all households
1960 or before	35	18%
1961 to 1980	60	32%
1981 to 1990	30	16%
1991 to 2000	15	8%
2001 to 2005	15	8%
2006 to 2010	20	11%

The characteristics of the residential dwelling stock are juxtaposed with the demographic trends of Wellington. The aging population with decreasing household sizes is likely not well served by the majority of large-scale, single detached homes. Large homes and properties are difficult to maintain for small households, and the age of the housing stock suggests that many dwellings may not have been built with accessibility in mind. Over the next 10 to 15 years, Wellington can expect a wave of older adults looking for downsizing and rental options. These options are currently not in supply, and the Official Plan needs to implement policies supportive of creating a wider range of housing options.

The rental market will likely play a larger role in meeting the Municipality’s housing needs in the mid-term future. The fact that 30% of rental households spend more than 30% of their income on housing² suggests a present shortage of affordable rental units. This is likely going to be exacerbated by the aforementioned population and household size trends. Additionally, on-site students of the Collège de l’Île add to the rental housing demand and compete with long-term residents for the limited number of available rental options.

Vacant land is present along the edges of the municipal boundary, to the east and west. Due to its soil conditions, Wellington has only a small amount of developable land, which is held by a few individual land owners. This Official Plan will seek to adopt policies that incentivize the development of these vacant lands, but it cannot guarantee that land owners will be interested in development or sale of their lands. Consequently, infill housing in back yards and conversions of large homes into apartments will likely play a role in meeting future residential needs within the boundaries of the Rural Municipality of Wellington.

Section 4.3 of this Official Plan and its related provisions of the Development Bylaw detail the approaches intended to address the challenges mentioned in the previous paragraphs.

² Canada Mortgage and Housing Corporation defines affordable housing as shelter costs up to 30% of a household’s before-tax income (see <https://www.cmhc-schl.gc.ca/en/data-and-research/core-housing-need/identifying-core-housing-need>)

2.5 Economy

Commercial uses are mainly situated along Commercial Street and Pondsides Drive, where a mini-mall hosts several businesses. Public uses are clustered within walking distance of this main commercial area and include the Municipal Office, Access PEI, the Vanier Centre and the Post Office. A second, smaller commercial cluster serves the needs of motorists and is comprised of the local gas station, an auto shop and a car wash immediately adjacent to the Legion building on Sunset Drive. A hardware store is also located within that area. Agriculture uses cover a small portion of the land use in Wellington due to the low productivity of local soils.

During the 2016 Census, over 27.5% of Wellington's labour force indicated that they had a place of work within the Municipality. These local residents are joined by numerous inbound commuters that fill the many jobs with public and private employers in Wellington. Access PEI, Canada Post, RDÉE, and Service Canada are among government departments and public agencies with a presence in the village.

The only land use of industrial character is the sewage facility, located on the Grand River bank in the eastern part of the Municipality and accessible from Wellington Road.

In 2016, Wellington had a low unemployment rate of 5.9% (compared with a regional rate of 15%), and the most common employment industries for residents include manufacturing (24%); public administration (at 15%); educational services, and healthcare and social assistance (at 12% respectively). Among those residents that receive income in the form of employment income, self-employment income, investment income, pensions or government transfers, the median income per person in 2015 was \$30,016 and only marginally lower than the Prince County average of \$30,609.

Commuters leaving Wellington mostly have jobs within a 30-minute drive. Only 10 persons indicated daily commutes of up to 45 minutes. The economy of Wellington is therefore closely related to the fortunes of the immediate Prince County region including the City of Summerside.

There is a steady level of construction activity in Wellington, which indicates an ongoing investment of property owners within the settlement. The Municipal Administration has recorded the following building permit statistics for the most recent years:

Fiscal Year	Number of Building Permits
2019/2020	3
2018/2019	4
2017/2018	3
2016/2017	2
2015/2016	3

2.6 Services and Infrastructure

2.6.1 Central Sewer

The Municipality provides sewage collection and treatment to all residents, and lines extend beneath most of the roadways in Wellington. An expansion of the municipal sewage treatment facility was completed in 2011, designed to serve a population of 500 residents. Consequently, the system capacity leaves room for up to 20% of residential growth. However, new businesses heavy on water consumption (and discharge) could take up that capacity much faster.

2.6.2 Storm Water

Sections of Mill Road and Sunset Drive include catch basins for storm water. Efforts are also underway to replace further stormwater ditches with underground pipes. The 2015 sewer lift station assessment report suggests that the catch basins drain into the sewer system. This will need to be verified.

2.6.3 Water Supply

Wellington does not possess a central water system, so all water is accessed via private wells. The village has an abundance of artesian wells which allow groundwater to rise above the aquifer without a pump. The low-lying terrain is conducive to healthy water tables, so private wells are at a low risk of running dry and provide ample supply.

2.6.4 Waste

Waste removal and collection is administered by the East Prince Waste Management Commission which provides landfill, composting and recycling services to residents and commercial businesses.

2.6.5 Fire Protection

The Municipality's Fire Department provides fire protection services as well as medical first responder services to the Wellington Fire District, which includes the Rural Municipality of Wellington and outlying areas. An estimated 1,300 households are serviced in the District. Mutual aid is also provided between neighbouring fire departments during serious emergencies. The force is equipped with two pumper trucks (1000 + gallons), a rescue unit, a 2,500-gallon water tanker, a half-ton truck and a former forestry truck that is used as a pumper and water tanker. Department equipment includes Jaws of Life, a defibrillator, SCBAS, a CO2 detector and an infrared camera to localize hotspots of fires.

2.6.6 Police Protection

Police protection is provided by the RCMP as part of the Provincial policing contract. There is no municipal police force. Residents of Wellington access emergency services via the Provincial 911 system. The nearest RCMP detachment is located in Summerside.

2.6.7 Transportation

Roads in Wellington are owned and maintained by the Province. The Municipality's role is largely limited to working with the Department of Transportation, Infrastructure and Energy to identify priorities for construction and maintenance.

Traffic counts in 2018 recorded 1,708 daily vehicle movements on Sunset Drive, 1,452 vehicles on Route 124 next to the sewage plant and 724 vehicles per day on Mont Carmel Road. The month of the measurements is not specified in this provincial dataset.

The Confederation Trail offers a north-south connector alongside Mill Road, which accommodates both pedestrians and cyclists. The Confederation Trail is linked to Barlow's Pond through a connector leading to the Visitor Information Centre. Another trail connects the corner of Pondsides Drive and Commercial Street with Mont Carmel Road and can be also accessed through a path behind the Visitor Information Centre. Though destinations throughout the rest of the Municipality are within walkable distance of each other, there are no further sidewalks or trails that would connect residential homes to the commercial and civic centre of the village — an infrastructure gap that disproportionately affects seniors and children.

2.7 Parks and Recreation

Recreation uses include Old Mill's Park and the Confederation Trail. Both were recently linked through a connector trail, enabling trail users to directly access Barlow's Pond and the Visitor Information Centre. Being a key recreational asset, the Confederation Trail is suitable for walking and cycling, while snowmobiles have exclusive access during the winter months.

Redeveloped in 2006 to the southwest of Mill Road, Old Mill's Park serves as a Tourist Information Centre located in a replica of one of the historic mills originally built by John Barlow. Within the park, Barlow's Pond is managed by the Department of Fisheries and Communities, who have increased the depth to improve trout fishing opportunities. A fish ladder was recently constructed to allow the trout and other species to swim in and out of the pond. A pedestrian bridge crosses the pond, thus connecting several popular trails. The park also offers a playground and modern fitness equipment for all ages.

Other recreation opportunities include tennis courts adjacent to the Old Mills Park. The Municipality owns a piece of land on the corner of Mill Road and Sunset Drive which includes a walkway and landscaping. The land parcel could be potentially developed into a park, though no decisions have been made at this date. Recreation programming is limited in the Municipality, but the Wellington Boys and Girls club provides a youth club and day camps as well as summer sports and activities.

2.8 Institutional Facilities

Wellington provides a range of institutional services to the Évangéline Region, and the central location of these facilities are an important asset improving quality of life for residents near and far.

The Evangeline Health Centre is a bilingual team run by Health PEI with an on-staff psychologist, public health nurse, speech and language pathologist, occupational therapist and secretary. It also hosts the offices of a family physician.

The Vanier Centre is another important asset, restored in 2010, which houses the Municipal offices, board room, the 'Évangéline Community Communications Co-op', and 'Community Hall' event space.

The Collège de l'Île is the Island's only French postsecondary institution. The small Collège offers regular programming as well as distance education programming, general education and literacy, and French as a second language.

There are no elementary or secondary schools within Wellington, so the nearest French-language school is École Évangéline in Abram-Village (for kindergarten through grade 12). The nearest English-language schools are Miscouche Consolidated (for kindergarten through grade 9), and Three Oaks Senior High School in Summerside (for grades 10-12).

Other institutional facilities in the Municipality include Access PEI, Canada Post, RDÉE, Service Canada, the Legion and the Wellington United Church.

2.9 A Resilient Community

In 2020, during the preparation of this Plan, Wellington experienced the global COVID-19 pandemic, which disrupted travel patterns, forced the temporary closure of businesses, derailed supply chains, and affected the health of people across PEI and around the world. This followed on the heels of damage from post-tropical storm Dorian in 2019.

The residents of Wellington have been able to respond to these challenges—and many more over the years—with resiliency due to a caring and supportive community, good transportation networks and other infrastructure, and diverse local services. As Wellington, PEI, and the world continue to face challenges, residents of Wellington hope to continue to build on these strengths; a fact reflected in the Municipality’s future development goals.

3 Future Development Goals

3.1 Introduction

The Official Plan of the Rural Municipality of Wellington consists of several key elements that interrelate and collectively form the future growth strategy.

The following are considered to be the key elements of the strategy. A description of each element is contained in this section as an introduction to the detailed *Objectives* and *Policies* contained in Section 4.

3.2 Goals

3.2.1 General

To foster a civic environment that provides a sense of safety and stability while offering opportunities for sustainable growth of the population base and economy.

3.2.2 Social

To create an environment offering ample opportunities for social interaction, a welcoming environment for newcomers, community cohesion and a good quality of life for the citizens of Wellington.

3.2.3 Economic

To build on the presence of a wide range of employers in the Municipality and to create expanded opportunities for commercial and light industrial development.

3.2.4 Physical

To provide for new growth and development while, at the same time, complementing and enhancing Wellington's existing physical character.

3.2.5 Environmental

To protect and enhance the integrity of the natural environment.

3.2.6 Resiliency

To continue to develop a community that is resilient in the face of challenges such as climate change, major storms, economic changes, global health events, and demographic change.

4 Objectives, Policies and Plan Actions

4.1 Introduction

This section represents the policy core of the Official Plan. Within the broad policy framework laid down by the previous section, the following objectives provide more precise statements that address specific issues and concerns within the Municipality.

Policies and Plan Actions outline the proposed course of action to achieve the *Objectives*. Policies describe concisely the approach that the Municipality will take to achieve the *Objectives* and provide guidance for municipal planning bylaws implementing this plan. *Plan Actions* are concrete measures that Council may take to support the *Objectives* of any chapter.

4.2 General

Objective:

To foster a civic environment that provides a sense of safety and stability while offering opportunities for sustainable growth of the population base and economy.

Wellington is a Municipality of many strengths and functions as an important regional centre in Prince County. In order to achieve the objectives of safety and stability, the first, basic goal is to maintain those aspects that are already working well. An important aspect of maintaining orderly development are general provisions which set generally valid development standards applicable to all lands within the jurisdiction of the Official Plan.

Policy G-1 Council shall secure the orderly development of the settlement through a set of general development principles applicable to all lands in the Municipality, irrespective of the zone. These principles shall include provisions such as regulations concerning accessory buildings, existing buildings and lots, building dimensions and standards for movable and fixed structures, height and encroachments exemptions, number of buildings per lot, parking areas, government uses and public utilities.

The population analysis in the second chapter reveals that the aging of Wellington's population results to a large extent from the natural age progression of long-time residents. While Wellington managed to slightly recover from some population losses of the past, renewed population losses in the near future are inevitable if trends continue. To secure the financial viability of municipal services such as the sewer system for the future, it is very important to allow for residential growth.

Policy G-2 Council shall explore all avenues to attract and retain new residents in Wellington and shall adopt implementing by-laws that are conducive of demographic and economic growth.

Policy G-3 Council shall support the ‘Welcoming Francophone Communities Initiative’ and seek to attract federally funded events promoting francophone immigration to the Municipality.

Council will carefully scrutinize new developments prior to permits being issued to ensure that they are compatible and not detrimental. Compatibility will be examined in terms of building types and forms, street line, density and levels of activity including projected traffic generation. The standards and criteria on which Council’s decision will be based will be outlined in the Zoning and Subdivision Control By-law.

Policy G-4 Council shall adopt a Zoning and Subdivision Bylaw (also referred to as ‘Development Bylaw’) to control development within the Municipality.

Policy G-5 When an application for subdivision and/or consolidation of land results in the creation of two or more new lots or when it is intended for purposes other than residential, Council shall require the applicant to enter into a subdivision agreement with the Municipality, subject to Policy T-3 and Policy T-4 of the Transportation Section and Policy ADM-13 of the Implementation and Administration Section of this Official Plan.

4.3 Residential

Objective:

It is the objective of Council to encourage a housing mix with adequate housing options for all current and future residents of Wellington, and to protect lands suitable for housing from conflicting, nearby land uses.

Although there is a large amount of undeveloped land in Wellington, much of it is insufficiently drained for residential development. However, some opportunities for residential expansion do exist. There is some cleared but vacant land between Mill Road and Spring Street. Some undeveloped land is also available on the northern side of Riverside Drive. Approximately 30 acres of land could be developed for residential purposes in that location. Currently vacant land on both sides of Barlow’s Road is earmarked for future mini home development.

The above-mentioned lands could all be utilized for residential development. Further development opportunities could be realized by annexation of additional lands to the Municipality. If it was possible to expand the boundary to the East along Route 124, the Rural Municipality of Wellington could zone lands for residential development in that location.

The declining average household sizes are contrasted by single family homes constituting the most common type of dwellings in Wellington. At the same time, an aging population triggers the need for more accessibility considerations in housing design.

Policy R-1 It shall be the Policy of Council to designate sufficient residential land to accommodate the projected and potential housing needs of the Municipality during the period of the Plan. Council shall also seriously consider the changes in population demographics of the Municipality in order to meet the housing needs of an aging population. Existing

residential areas shall be protected from encroachment from conflicting land uses.

Policy R-2 It shall be the Policy of Council to zone sufficient residential land to meet the anticipated needs of the Municipality.

Policy R-3 Council shall introduce a Residential Designation, and residential zone types shall be applied within this designation in conformance with the General Land Use Plan.

Zoning will be utilized to provide protection for existing residential neighbourhoods from encroachment by conflicting land uses and to direct and encourage future residential development.

Policy R-4 It shall be the Policy of Council to provide for a Residential (R1) Zone in the Development Bylaw that will prioritize residential land uses and allow other uses only if compatible thereto.

Policy R-5 It shall be the Policy of Council to establish residential development standards relating to land uses, lot sizes, setbacks, home occupations, parking buffering and other matters in order to enhance the health, safety and convenience of residents.

In order to adapt to the Municipality's changing housing needs and to create an environment conducive to population growth, a broad range of cost-effective residential development opportunities will be encouraged. Mobile and mini homes as well as accessory suites can serve as an effective affordable housing solution for small households if they are regulated well to prevent adverse impacts on streetscapes and community design. However, recreational vehicles used for human habitation are different from the aforementioned land uses and do not fit the vision for Wellington. Modular homes shall be considered as regular dwellings.

Policy R-6 It shall be the Policy of Council to provide for a Mini Home (RM1) Zone in the Development Bylaw and to initially apply this zone to two properties abutting Barlow Road and one property on Mont Carmel Road.

Policy R-7 It shall be the Policy of Council to regulate development standards of accessory suites, mini, and mobile homes and to prohibit recreational vehicles for residential purposes.

Policy R-8 It shall be the Policy of Council to allow residential care facilities above 10 beds and multi-unit dwellings above 12 units by development agreement in the Residential (R1) Zone. When considering such proposals, Council shall follow Policy ADM-13 in the Implementation and Administration Section of this Official Plan.

Policy R-9 It shall be the Policy of Council to allow grouped dwellings by development agreement subject to Policy ADM-13. These developments may contain more than one main residential building on a lot in the Residential (R1) Zone, as long as they comply with dwelling unit limits and lot standards outlined in the Development Bylaw.

4.4 Commercial

Objective:

To actively support and strengthen existing local businesses, while encouraging the development of expanded local retail and service activities.

Wellington contains a vibrant village centre with a wide variety of businesses and public services, all centrally located within walking distance of most dwellings in the Municipality and in close proximity to Barlow's Pond and the adjacent recreational amenities. This is a strength that makes Wellington unique and has the potential to attract visitors and new residents. It needs to be maintained and built upon. This central area should promote pedestrian activity and be protected from car-oriented development.

Civic buildings, non-profit institutions, educational facilities and residential units mix very well with commercial activity and should be permitted in the same zone. Commercial businesses primarily targeting the motorized public should not be developed in the village centre but rather remain in a separate zone.

Policy C-1 It shall be the Policy of Council to develop a commercial designation to guide the locations of commercial-mixed and commercial-general zones in conformance with the General Land Use Plan.

Policy C-2 It shall be the Policy of Council to provide for a Commercial-Mixed (C1) Zone to permit and regulate land uses that are desirable for the village core. These shall include retail, shops, restaurants, licensed liquor establishments, services, dwelling units and also light institutional uses such as government service centres, civic buildings and spaces, educational facilities and clubs.

Policy C-3 It shall be the Policy of Council to provide for a Commercial-General (C2) Zone to permit and regulate land uses that are primarily geared towards motorists or compatible with such uses.

Policy C-4 It shall be the Policy of Council to avoid, where possible, conflicts between commercial and residential land uses. Provisions in the Development Bylaw to mitigate conflicts shall include but not be limited to screening consisting of landscaping and/or building structures such as fences, controlling business hours and separation distances.

Policy C-5 Within the Commercial Designation, it shall be the Policy of Council to allow new buildings in excess of 200m² only by development agreement. When considering such proposals, Council shall follow Policy ADM-13 in the Implementation and Administration Section of this Official Plan.

Policy C-6 It shall be the Policy of Council to encourage commercial, new retail and service activity for the Rural Municipality of Wellington and to work with the current business community to support and strengthen existing businesses.

Plan Actions:

- i. Council will maintain a close relationship with all local business operators and pursue opportunities to support and encourage local business.
- ii. Council will work with local development groups and the business community to identify and pursue opportunities for joint promotion of the Municipality and local businesses and attractions.
- iii. Council will work with local development groups and with provincial and federal agencies to actively encourage entrepreneurial activity in the Municipality and to foster the start-up of new, local businesses.
- iv. Council will work with local development groups, the business community and provincial and federal agencies to actively promote the bilingual capacity of Wellington's population in an attempt to attract potential businesses and enterprises.

Objective:

To provide an adequate amount of parking to support current and future commercial initiatives.

Policy C-7 It shall be the Policy of Council to require an adequate supply of parking.

Plan Actions:

- i. Council will monitor the parking situation in the Municipality and consider any alternative solutions which may be available, if needed.

Objective:

It is the Objective of Council to permit home occupations to broaden the economic base of the Municipality and set incentives to settle in Wellington.

Home occupations will be controlled in such a way as to allow only unobtrusive professional and business services in any residential neighbourhood.

Policy C-8 It shall be the Policy of Council to permit home occupations in dwellings throughout the municipality.

Policy C-9 Council shall create standards for home occupations and household arts, to be established in the Development Bylaw and shall address issues such as: signage, size of the operation, outdoor storage, interior/exterior renovations, parking, types of home occupations permitted, number of employees and similar issues.

4.5 Industrial

Objective:

It is the objective of Council to encourage the development of appropriate light industrial facilities in the Municipality.

Council will continue to encourage more employment opportunities in the Municipality. The promotion of light industrial business opportunities is seen as a means of providing these opportunities. Light industry is generally defined as industrial uses that can be carried out without hazard or intrusion to surrounding land uses and are not detrimental because of noise, vibration, smell, fumes, smoke, grit, dust, glare or appearance. Light industrial uses, such as industrial incubators, custom workshops, furniture and cabinet manufacturers, logistics businesses, warehouses, greenhouses, information technology providers, and more, are suitable land uses in this designation.

Policy IN-1 It shall be the Policy of Council to develop a Light Industrial designation to guide the locations of light industrial lands in conformance with the General Land Use Plan.

Policy IN-2 It shall be the Policy of Council to provide for a Light Industrial (M1) Zone and to establish permitted uses and industrial development standards within the Development Bylaw. However, apart from the sewage treatment facility no land shall be designated on the Zoning Map for this purpose and industrial developments shall only proceed via a zoning amendment.

Policy IN-3 It shall be the Policy of Council to permit manufacturing, assembling and processing plants as well as greenhouses and similar indoor growing facilities by Development Agreement subject to the following:

- i. Professionally prepared proof that the use will not create dangerous or unreasonable loads on the municipal sewage treatment facility
- ii. Provisions of Policy ADM-13

Policy IN-4 It shall be the Policy of Council to promote Wellington as a prospective location for new light industrial development.

Plan Actions:

- i. Council will continue to work cooperatively with the Société de développement de la Baie acadienne and/or RDÉE towards the development of light industrial opportunities and the promotion of Wellington's bilingual nature and capacity.
- ii. Council will encourage and support prospecting efforts by the Provincial Government and/or the Federal Government to attract light industrial development to the Municipality. Particular emphasis shall be placed on firms and operations that will create high-quality, year-round employment.
- iii. Council will explore opportunities to locate new light industrial uses on the newly serviced section of Barlow Road. As long as no new residential dwellings are developed in that location, it could serve very well for new light industrial businesses.
- iv. Council will explore opportunities to expand the municipal boundary to accommodate light industrial land uses.

Heavy industrial land uses include industries that, due to their nature of operation, are obnoxious or pose a particular hazard to nearby residents and/or the natural environment. Such land uses could have a negative impact on quality of life on nearby properties. Due to the relatively small area within the boundaries of the Rural Municipality of Wellington, any location of a heavy industrial use would have severe implications on the entire Municipality. Heavy industrial uses are therefore not a desirable form of land use in the municipality.

Policy IN-5 It shall be the Policy of Council to prohibit heavy industrial uses in the Rural Municipality of Wellington.

4.6 Transportation

Objective:

It is the objective of Council to establish and maintain a maximum degree of safety for all traffic participants in the municipality.

The roads in and adjacent to Wellington are maintained by the Provincial Department of Transportation, Infrastructure and Energy. The streets are in reasonably good condition. There is a need to provide more safe and efficient pedestrian linkages throughout the village via strategic placements of sidewalks, trails and crosswalks.

Policy T-1 It shall be the Policy of Council to promote transportation safety in Wellington by developing and maintaining a pedestrian network that provides safe pedestrian linkages between all major destinations.

Plan Actions:

- i. Council will establish a long-term plan for sidewalk construction and maintenance, together with a long-term capital budget. Priority shall be placed on high traffic areas, particularly where they connect to destinations such as seniors' housing, shopping, municipal services, parks and playgrounds. In the short and medium term, Council shall plan for the construction of sidewalks beginning at the Old Mills Park down Mill Road and Sunset Drive.
- ii. Where the construction of sidewalks is considered premature, Council shall work with the Provincial Department of Transportation, Infrastructure and Energy on a widening of highway shoulders, which can be maintained for pedestrian usage and plowed during winter months.
- iii. Council will make recommendations to and work with the Provincial government to widen roadways where necessary, place crosswalks at strategic locations and improve signage and lines.
- iv. Council will request the creation of a crosswalk for the path from the Confederation Trail leading across Mill Road to the Old Mills Park. The path is adjacent to the Boys and Girls' club.
- v. Council will develop and maintain a system of trails that could be used by residents to access the Confederation Trail, the recreational parks and the commercial and institutional sectors of the Municipality.

Policy T-2 It shall be the Policy of Council to improve transportation safety in the Municipality by making sure that roads and streets are kept in good condition.

Plan Actions:

- i. Council will contact the Provincial Department of Transportation, Infrastructure and Energy annually regarding required road maintenance and upgrading and make sure new street design and upgrading of old streets conform to accepted traffic design standards.

It is important for the majority of the road network to remain under provincial ownership and maintenance. The Rural Municipality of Wellington could likely not provide road maintenance at the same cost per road-kilometre as the Province does. New public roads intended for expansion of the settlement shall therefore be designed to provincial standards and to be taken over by the Province in all cases.

Policy T-3 It shall be the Policy of Council to prohibit the creation of new private or municipal roads and to require the creation of Provincial Roads on any Plan of Subdivision to be submitted to the Municipality.

Policy T-4 It shall be the Policy of Council to defer to provincial government road standards for all new roads in the Municipality.

4.7 Municipal Services

Objective:

It is the objective of Council to work with the Province to develop and maintain cost-effective and high-quality municipal services.

Policy MS-1 It shall be the Policy of Council to ensure the availability of efficient fire, police and emergency services.

Plan Actions:

- i. Council will operate the Wellington Fire Department and allocate a portion of the municipal budget for the purpose of maintaining a highly trained and well-equipped fire service.
- ii. Police services will be provided through regular provincial RCMP services, with Council review and report as necessary.

The sewage plant is a centrepiece of municipal infrastructure and constitutes an essential service to residents and businesses in the Municipality. It needs to receive regular and diligent maintenance in order to sustain compliance with legal requirements and ensure smooth operations.

Sewage treatment is an expensive process, and running natural precipitation through the system is contrary to the objective of cost-effective municipal services. Moreover, such a system design would limit the opportunities of commercial growth in the municipality. The 2015 Lift Station Maintenance Report indicates that storm water catch basins on Mill Road and Sunset Drive currently appear to drain into the sewer system. However, this will require verification before further action is taken.

Policy MS-2 It shall be the Policy of Council to perform an annual maintenance review for the sewage collection and treatment system, and to plan the maintenance schedule based on that review.

Policy MS-3 It shall be the policy of Council to investigate if any storm water discharges into the sewage plant. The Municipality shall proceed with

a separation of wastewater and stormwater in municipal services if necessary.

Plan Actions:

- i. New sewer services will be installed in conjunction with the establishment of new streets.
- ii. Council will verify the flows of storm water and explore options of discharge into Grand River.

Policy MS-4 It shall be the Policy of Council to perform a regular review of groundwater tables and water availability to monitor whether the need for a municipal water system may arise at some point.

4.8 Parks and Recreation

Objective:

It is the objective of Council to provide adequate park and recreation program facilities to meet the needs of residents and to promote the Old Mills Park as a tourist attraction.

Residents of Wellington have access to a number of recreation opportunities and facilities inside the Municipality, including an outdoor rink, bicycle park, picnic and playground area, walking and snowmobile trail (the Confederation Trail), tennis courts, the Boys and Girls Club and the Vanier Centre. The Evangeline Recreation Centre is also located in nearby Abram-Village.

The Old Mills Park is a focal point of the village and serves the recreational needs of the residents. The Park is also attracting a good number of tourists, particularly during the summer season.

Policy PR-1 It shall be the Policy of Council to promote recreational activities within the Municipality and to cooperate with regional recreational associations.

Plan Actions:

- i. Council will work with recreation groups, youth groups, senior groups, private land owners and the business community to regularly review the Parks and Recreation Plan and make the needed changes to the existing plan.
- ii. Council will evaluate the option of establishing a dog park on one of the municipal lots adjacent to the intersection of the Confederation Trail and Riverside Drive.

Policy PR-2 It shall be the policy of Council to routinely monitor the physical condition of all sports and recreation facilities owned by the Municipality and to upgrade facilities as budget permits, based on an assessment of need and demand.

Plan Actions:

- i. Council will conduct routine inspections of all municipally-owned recreation facilities.
- ii. Council will upgrade and maintain the walkways and trails located throughout the Old Mills Park, including the trail running parallel to Barlow's Pond, the trail from the Mont Carmel Road to the walk bridge, the trail from

the Mont Carmel Road to the pond "Queen's Road", and the trail linking the Confederation Trail to the Old Mills Park.

- iii. Available upgrading budgets will be allocated based on physical need and program participation levels.
- iv. Council will support and encourage programs accessible to persons living with disabilities.

Policy PR-3 It shall be the Policy of Council to designate those lands that are intended for public usage as Open Space on the General Land Use Plan.

Policy PR-4 It shall be the Policy of Council to provide for a Recreation and Open Space (O1) zone for land uses related to the outdoor space and conservation assets of Wellington.

The Confederation trail leading through the village core is a great asset to the recreational resources of the Rural Municipality of Wellington. Even if tourists do not specifically choose Wellington as a destination of their trip, they may still choose to spend some time in the area on a break from their hiking, biking or snowmobiling trip. If the Municipality establishes a campground by the trail, these spontaneous overnight stays could be formalized, draw in tourists for longer periods of time and act as a revenue generator for the municipality.

Policy PR-5 It shall be the policy of Council to work with the Provincial Government and local interest groups to ensure that the portion of Confederation Trail that is located within the Municipality is well maintained, equipped and effectively promoted.

Plan Actions:

- i. Council will work with the Provincial Government and local interest groups to ensure that the Confederation Trail within the Municipality is well maintained and promoted.
- ii. Council will evaluate options to establish an official campground in proximity to the intersection of the Confederation Trail and Riverside Drive, either on municipal lands or in cooperation with 'La Societe de Developpement de la Baie Acadienne' on their landlocked lands adjacent to the trail.

Policy PR-6 It shall be the policy of Council to work closely with L'Association touristique Evangeline Ltee (ATE) in an attempt to promote the Old Mills Park as a significant tourist attraction.

Plan Actions:

- i. Council shall meet and work with l'Association touristique Evangeline (ATE) to explore future tourism possibilities for the Old Mills Park.

4.9 Agriculture and Forestry

Objective:

To minimize land use conflicts between natural resource uses and residents and to encourage responsible agricultural practices.

A very small portion of Wellington is currently utilized for natural resource purposes. This is not expected to change in the near future, as soil characteristics in Wellington's undeveloped area do not lend themselves to intense forestry or agricultural production. Within the relatively small footprint of the Municipality, it therefore appears prudent to nurture the residential character of the settlement and to adopt policies protecting residents from land use conflicts with agricultural land uses.

Concerns over the proximity of agricultural activities (particularly spraying of farm fields) to residential developments have caused many Island municipalities to formulate strategies and policies concerning these matters in order to eliminate conflicts. While the legislative planning framework of Prince Edward Island limits municipal Council's ability to directly influence farming and forestry practices, municipalities have the ability to lead public education efforts on such matters and to support cooperation between residents and farmers in general. Further to that, the Municipality should create special requirements and performance standards for the creation of new agricultural or forestry land uses.

Nevertheless, new agricultural uses shall remain an option within the Municipality. Consequently, there is a need for rural zoning that enables newly arriving agricultural land uses to be accommodated by rezoning, in a zone specifically dedicated to agricultural activities and separated from other land uses. These rezonings will be subject to a special policy. This zone will also introduce specific separation distance requirements.

Policy AG-1 Council shall encourage the distribution of public information on farm practices.

Policy AG-2 Council shall work with farmers and the Department of Agriculture and Land to establish appropriate means of prior notification for adjacent land owners for agricultural activities that could represent a risk to health.

Policy AG-3 Council shall provide for a Rural Resource (RR) Zone that can be applied to protect agricultural interests and to maintain productive land in viable agricultural production. This zone shall be permitted in all designations except for the Commercial Designation.

Policy AG-4 Only one property is currently zoned for Rural Resource uses. Other properties may be rezoned to the Rural Resource (RR) Zone through zoning amendment. When considering such proposals, Council shall consider that the proposed development:

- a) is capable of meeting the standards of the RR Zone;
- b) does not detract from the residential character of the Rural Municipality of Wellington;
- c) meets the requirements of Policy ADM-9 and Policy ADM-10.

Plan Actions:

- i. Council will foster the distribution of public information on farm practices.
- ii. Council will encourage the farming community to maintain land in agricultural production until such time as it can be efficiently and appropriately converted to residential use in response to market demands.

4.10 Institutional

Objective:

It is the objective of the Council to meet the varied cultural and institutional needs of residents by making provisions for establishing, maintaining or supporting necessary facilities and social activities.

Wellington has developed into a service delivery centre for residents of the Municipality and the surrounding region. Institutions in Wellington provide health, government, postal, banking and seniors housing services. Buildings associated with these uses are relatively new or in reasonable condition.

- Policy I-1 It shall be the policy of the Council to make provisions to accommodate social and cultural facilities, public and private institutional-type facilities such as senior citizens housing, adult care facilities, nursing homes and child care.
- Policy I-2 It shall be the policy of Council to allocate institutional uses, based on their nature, in either the residential, commercial-mixed, commercial-general or light industrial zone. The uses shall be further regulated through the respective sections of the Official Plan and Zoning and Subdivision Bylaw.
- Policy I-3 Council shall support efforts to locate additional institutional facilities in the Municipality and to expand current facilities. Proposals for such developments will be subject to detailed scrutiny by Council and residents prior to approval.
- Policy I-4 In order to attract and retain newcomers to Wellington, Council shall liaise with Federal and Provincial Departments and Agencies to locate services for new immigrants within the Municipality.
- Policy I-5 Council shall explore ways to make social activities and events in the Municipality more accessible to newcomers.

4.11 Environment

Objective:

It is the objective of Council to ensure that development is consistent with good environmental planning policies.

A healthy environment is a critical component of an attractive and appealing settlement. The preservation of trees, air quality, control of noise, dust and other nuisances and maintaining high standards of property maintenance are all important priorities. The protection of the Province's vital ground water resources is perhaps the single greatest environmental concern across Prince Edward Island. It is worth mentioning that the Rural Municipality of Wellington has many artesian wells and that some of these wells provide the water supply to households.

Policy E-1 It shall be the policy of the Council to maintain a properly functioning central sewage system.

Policy E-2 It shall be the policy the Council to take measures to protect and /or improve the quality and quantity of surface and ground water.

Policy E-3 Land uses that would pose a serious risk for ground water contamination (such as chemical plants or storage depots) shall not be permitted in the municipality.

Policy E-4 Development permit applications shall be required to identify any plans for chemical storage.

Wellington is a low-lying settlement on a riverbank. Grand River is close enough to the sea to be under tidal influence. The combination of the possibility of ice jams and climate change (including sea level rise and more frequent extreme weather events) may pose a flooding hazard. In order to protect buildings from the effects of climate change, prevent construction in flood-prone areas and protect riparian buffers that maintain healthy biological conditions in waterways, setbacks from waterways are recognized as a necessity.

Large tracts of land in the Rural Municipality of Wellington are wet. Wetlands have various important environmental functions as they provide habitat for fish and wildlife species, act as water purification systems by trapping and breaking down contaminants and act as carbon sinks among other benefits. Council recognizes the environmental value of wetlands and the need to protect these lands.

Policy E-5 It shall be the policy of Council to require a special setback from water courses and wetlands.

Plan Actions:

- i. Council will review annual reports on septic system repair and/or replacement.
- ii. Council will request annual reports on the functioning of the municipal wastewater treatment plant.
- iii. Apart from specially defined exceptions, Council will prohibit development within 15 metres of all water courses and wetlands, thereby protecting the Provincial Buffer Zone as set out in the Watercourse and Wetland Protection Regulations under the Environmental Protection Act.
- iv. Council will include a wetland indication overlay in the General Future Land Use Map and Zoning Map of the Development Bylaw to create awareness of potential wetland locations.
- v. Council will work closely with the Department of Environment, Water and Climate Change to ensure Wellington's surface water resources are protected from degradation and that appropriate penalties are applied and remedial action taken where damage has occurred.
- vi. The recommendations regarding Barlow's Pond contained in A Management Plan for the Wellington Sub-Watershed and the Barlow's Pond Management Plan will be supported by municipal Council.
- vii. Council will work with the Department of Environment, Water and Climate Change to identify and control potential point sources of pollution such as underground gasoline or fuel oil tanks, chemical storage and abandoned wells.
- viii. Council will identify literature on water conservation, safe disposal of household and business hazardous wastes and other information pertaining to the protection of the water supply and make it available to residents and property owners.

Objective:

To protect air quality and minimize nuisances related to noise, dust, vibration, etc.

Policy E-6 It shall be the policy of Council to promote tree planting and preservation.

Policy E-7 The Development Bylaw shall restrict establishment of industries or other land uses that are deemed to be noxious by reason of smell, fumes or other risks to air quality.

Policy E-8 Council shall implement a bylaw controlling the burning of leaves, grass and refuse in the Municipality.

Objective:

To protect the visual environment from unnecessary encroachments.

Policy E-9 It shall be the policy of the Council to protect the visual environment.

Plan Actions:

- i. Residents and homeowners will be required to maintain their own property and urged to participate in any local cleanup and maintenance programs.
- ii. Council shall encourage the preservation and planting of trees in Wellington.

4.12 Climate and Sustainability

Objective:

Implement ways to reduce the Municipality's contribution to climate change and to reduce effects therefrom to provide residents with a high quality of life.

Climate change is the single biggest challenge of our time. With municipalities influencing roughly half of Canada's greenhouse gas emissions, it's essential to scale up local solutions. Together, we can build a greener and more prosperous country—one resilient, low-carbon community. Local green innovation is the key to tackling climate change. Wellington should become more sustainable.

Policy CS-1 It shall be policy of Council to promote the development of sustainable community initiatives by supporting energy efficiency, conservation, and recycling systems and supporting greener transportation options.

Policy CS-2 It shall be the policy of Council to seek opportunities for training and increasing resources to help the Municipality become more sustainable.

Some effects of Climate Change can already be perceived (e.g. loss of sea ice cover, more frequent extreme weather events etc.) and they are likely to increase in frequency and intensity. The Rural Municipality of Wellington will need to adapt to these changing circumstances and anticipate the most impactful changes by a variety of preventative measures.

Policy CS-3 It shall be policy of Council to monitor local climate change threats and to create consistent data that will aid decision making on climate change adaptation subjects.

Policy CS-4 It shall be policy of Council to consider Official Plan as well as Zoning and Subdivision Bylaw amendments when the changing climate renders any provisions of these documents inadequate or inappropriate.

Plan Actions:

- i. Identify resources and training required to develop a response to climate change that protects residents, environment and economy.
- ii. Take concrete actions such as assessing flood risks, reducing GHG emissions through energy efficiencies, encouraging residents to use less polluting forms of transportation, and creating environmentally sound policies (e.g., no idling).
- iii. Create a spread sheet tracking flooding from Grand River (and/or extreme rain events) recording locations and extent of flooding, depth and duration of each event.
- iv. Create a spread sheet tracking droughts and extreme heat events in the summer.
- v. Review climate data in regular intervals for relevance to the Official Plan.

4.13 Municipal Partnerships and Expansion

Objective:

To substantially increase the population base of the Rural Municipality of Wellington and accommodate future growth.

The population of the Rural Municipality of Wellington has remained relatively stable in the last decade. According to the 2016 Census, the population of Wellington is aging rapidly. Few young people have built homes in the Municipality over the last decade. Despite the low population, Wellington has seen tremendous infrastructure development since 2000. Among the development projects, substantial upgrades were done to the lagoon, the Old Mills Park and Barlow's Pond were revitalized, the Vanier Centre was completely refurbished and the bridge on Mill Road was replaced.

All major infrastructure development requires much effort and time from Council. Given the small tax base, the Municipality has limited funds to hire an administrator to oversee daily affairs. An administrator is currently employed in a part-time position. Traditionally, Council members took on many administrative responsibilities on a voluntary basis; however, this approach is no longer permitted by the Municipal Government Act due to risks of conflict.

The aging population of the Rural Municipality of Wellington may require Council to explore options involving more cooperation with neighbouring municipalities. In 2019, the Municipality explored amalgamation in the Évangéline Region. However, this initiative was not supported by a sufficient number of residents in the area and the amalgamation was put on hold. However, the Municipality continues to maintain strong relationships with its neighbours in the region and other types of partnerships, such as sharing of resources, could help ensure continued development and growth in the area.

Policy ME-1 It shall be the Policy of Council to be proactive in pursuing options to partner with surrounding municipalities.

Another option to increase the population base of Wellington could consist of annexation of surrounding, unincorporated areas adjacent to the Municipality. One option would see an extension of Wellington's boundaries toward Days Corner. This would assure growth along Route 124 and would be in keeping with land use policies of the Municipality. A pattern of growth that accounts for future commercial and light industrial development and appropriate residential expansion while controlling safety (number of driveways, etc.) and esthetics (preserving trees) is preferred.

Policy ME-2 It shall be the Policy of Council to consider preparing a strategy to expand municipal boundaries.

Plan Actions:

- i. Council shall initiate discussions with surrounding municipalities, in particular the Rural Municipality of Abram-Village, to explore possible partnerships and/or sharing of services and programs.
- ii. Council shall prepare a strategy to identify an appropriate area of land to accommodate the long-term needs of the Municipality. The land shall be designated based on an assessment of development potential, feasibility of servicing and requirements for environmental protection.
- iii. After a thorough analysis, an application for boundary extension shall be submitted to the Provincial Government.

5 General Land Use Plan

The General Land Use Plan is a conceptual representation of the direction Council envisions land use patterns emerging over the next 10 years. It lays the foundation and establishes the direction for the Zoning Map in the Zoning and Subdivision Bylaw, which is more precise in terms of boundaries and land use designations. The Zoning Map, however, must conform to the General Land Use Plan.

The General Land Use Plan seeks to minimize land use conflicts, to protect existing residential, commercial uses while providing opportunities for future growth.

The General Land Use Plan is shown on Appendix A, which forms an integral part of this Official Plan.

6 Implementation and Administration

Objective:

Council shall seek to implement the Official Plan and may appoint a Development Officer to administer it in accordance with this Section.

6.1 Capital and Operating Budgets

Official Plan policies shall be implemented, where required, through the annual operating and capital budget. Council has established the following proposals as a framework to guide municipal revenues and expenditures by means of this document:

- Policy ADM-1 Council shall not budget for an operating deficit in any fiscal year.
- Policy ADM-2 As a general proposal, Council shall strive to maintain stable and affordable tax and utility rates.
- Policy ADM-3 Council shall pursue all options for cost-sharing and shall maximize financial assistance from various sources, including other levels of government.
- Policy ADM-4 Council shall continue to maintain low permanent staff levels and contract out for specialized services until needs and projected savings warrant greater expenditures.

6.2 Development Bylaw

Council proposes to implement the Official Plan as follows:

- Policy ADM-5 The Zoning and Subdivision Bylaw shall be the principal instrument of implementation and shall contain regulations and a zoning map that are in compliance with the Official Plan.

6.3 Development and Subdivision Approvals

Council proposes to administer the Official Plan as follows:

- Policy ADM-6 Development and the subdivision of land shall be regulated by the Zoning and Subdivision Bylaw. The Bylaw shall regulate development permits and shall define related procedures and timelines to be followed by both the Municipality and the applicant.
- Policy ADM-7 Where the implementing bylaws leave room for interpretation, the Official Plan shall be consulted for guidance with respect to all forms of development approval and land subdivision.

6.4 Bylaw Compliance and Enforcement

- Council proposes to enforce the Official Plan as follows:
- Policy ADM-8 Bylaws adopted by Council shall comply with the Official Plan and shall be appropriately enforced.

6.5 Amendments to Zoning and Subdivision Bylaw

Council proposes to amend planning documents as follows:

- Policy ADM-9 Council shall ensure that all amendments to the Zoning and Subdivision Bylaw comply with the Official Plan.
- Policy ADM-10 Council shall seek the guidance of the Planning Board before adopting an amendment.

6.6 Development Agreements

Council proposes to enable development agreements as follows:

- Policy ADM-11 Council shall, where enabled through various policies of this Official Plan, require the developer of a subdivision or a development to enter into a Development or Subdivision Agreement. Such agreements will contain all conditions that will be attached to the building permit or subdivision approval and will be legally binding on both parties and the land.
- Policy ADM-12 Council shall seek the guidance of the Planning Board before approving a Development or Subdivision Agreement.
- Policy ADM-13 The Official Plan shall be consulted for guidance with respect to all forms of development agreements and subdivision agreements. When considering applications for development or subdivision agreements, Council shall consider if the proposal:
- i. Is clearly designed on a professionally prepared site and elevation plan which can be integrated into the agreement/covenant;
 - ii. Is consistent with dimensions and architectural styles of the surroundings;
 - iii. Provides adequate buffering to adjacent land uses;
 - iv. Can be connected to municipal services at reasonable cost for the Municipality;
 - v. Does not strain the capacity of the sewer treatment facility or the underground water aquifer;
 - vi. Provides a good quality landscaping;
 - vii. Provides for pedestrian links through the property;
 - viii. Complies with accepted engineering standards for road and driveway construction;
 - ix. Provides sufficient supply of parking.

6.7 Bylaws

- Policy ADM-14 Council proposes to enact bylaws respecting maintenance, signage, unsightliness and other matters deemed necessary to achieve the intent of the Official Plan.

6.8 Building Code

Council proposes to deal with Building Permits issued under the Building Code as follows:

Policy ADM-15 It shall be the policy of Council that the Municipality manages development permitting under the authority of the *Planning Act* while the Province oversees all aspects of building permits under the *Building Codes Act* and its Regulations.

Policy ADM-16 It shall be the Policy of Council that the authority having jurisdiction over building permits may withhold the issuance of a Building Permit until satisfied that any and all applicable laws, bylaws, regulations or requirements under the *Planning Act*, the *Building Codes Act* & Regulations and the *Municipal Government Act* have been complied with.

6.9 Appeal Procedure

Any person who is dissatisfied with a decision of Council in the administration of the Official Plan or the Zoning and Subdivision Bylaw may, within 21 days of the decision, appeal that decision in accordance with the provisions of the PEI Planning Act.

6.10 Plan Review

Council proposes that the Official Plan may be amended as circumstances change in the Rural Municipality of Wellington.

Policy ADM-17 An overall plan review shall be done in approximately five years.

Plan Actions:

- i. Council will review its activities under the Official Plan each year in time for the annual meeting. This will include a summary report of building and development compared to the years previous.

Appendix A: General Land Use Plan

Wellington: General Land Use Plan

SCHEDULE

A

LAST UPDATED

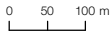
2022.06.24

DATA SOURCE

Canvec,
Gov't of PEI,
Town of Wellington

This map is a graphical representation of property boundaries which approximate the size, configuration and location of properties. This map is not a land survey and is not intended to be used for legal descriptions.

SCALE



PROJ.

NAD83 CSRS
PEI

NORTH



LEGEND

- R Residential
- C Commercial - Mixed
- M Light Industrial
- O Recreation and Open Space

- Wetland Indication Overlay *)
- Rural Municipality of Wellington
- Parcel Boundary
- Waterbody

(* The Wetland Indication Overlay on the Zoning Map is not a zone and has no legal authority. It is a graphic intended to create awareness of probable or suspected locations of wetlands and shown on a "for your information" basis. See Section 2.4 of the bylaw for details.

