

REPORT N° 151-08721

2016 OFFICIAL PLAN

COMMUNITY OF LINKLETTER

2016 Official Plan Community of Linkletter

To adopt the Community of Linkletter 2016 Official Plan

Effective Date

The effective date of the 2016 Official Plan is the date as signed below by the Minister of Communities, Land and Environment, Hon. Robert Mitchell.

Authority

The Council for the Community of Linkletter, under authority vested in it by Sections 11-15 of the Planning Act R.S.P.E.I. 1988 Cap P-8 hereby enacts as follows:

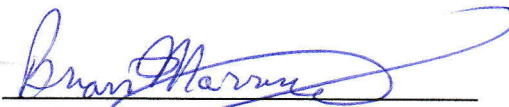
Adoption and Approval by Council:

This 2016 Official Plan was adopted by a majority of Councillors present at the Council meeting held on the 3rd day of May, 2016.

The 2016 Official Plan is declared to be passed on the 3rd day May, 2016.



Chairman
(signature sealed)



Chief Administrative Officer
(signature sealed)

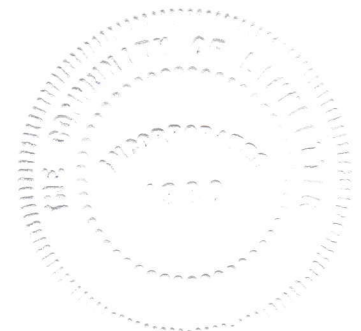
Ministerial Approval

This 2016 Official Plan is hereby approved.

Dated on this 4 day of August, 2016.



Hon. Robert Mitchell, Minister of Communities, Land & Environment



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COMMUNITY OF LINKLETTER OFFICIAL PLAN (2016)

Introduction

Purpose

The *Community of Linkletter Official Plan (2016)* is a formal set of objectives, policies and plan actions approved by Council concerning the nature, extent, and pattern of future land use and development within the Community.

The *Official Plan* will provide guidance on the social, economic, physical and environmental goals of the Community and will assist Council in decision making. The policy framework for the *Community of Linkletter Zoning and Subdivision Control Bylaw (2016)* will be based on the goals of the *Official Plan*.

Legal Enablement

The Community of Linkletter derives the majority of its powers from the Prince Edward Island *Planning Act, R.S.P.E.I. 1988, c. P-8*, and the *Municipalities Act, R.S.P.E.I. 1988, c. M-13*. The *Planning Act* empowers Council to appoint a planning board, adopt an *Official Plan* and subsequently adopt control bylaws to implement the *Official Plan*. The *Municipalities Act* empowers the community to make bylaws and/or develop programs and strategies which help, in part, to implement the *Official Plan*.

Section 12 of the *Planning Act* states the following:

An official plan shall include

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

The objectives set out in the *Official Plan* are broad statements of intent, while the policies have a narrower focus, identifying the specific issues to be addressed. The plan actions describe the specific actions or initiatives that will be taken to achieve the stated objectives.

Planning Area

The *Official Plan* applies to the geographic area contained within the legal municipal boundaries of the Community of Linkletter. The *Official Plan's* objectives, policies and plan actions give consideration for related regulatory requirements and land use activities that are occurring province-wide, as well as in adjacent municipalities including the Greater Summerside Area.

The Community

History

The Linkletter Community Improvement Committee ("CIC") was established in 1972. The CIC prepared its first official plan in 1980. In 1985, with the adoption of the provincial *Municipalities Act*, the CIC became known as the Community of Linkletter.

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Physical Description

Linkletter is located in Prince County on the south shore of Prince Edward Island. It is located adjacent to the western boundary of the City of Summerside (See Appendix 1: Community of Linkletter Context Map). The Community is predominantly characterized as rural agricultural farmland.

Linkletter is approximately 8.2 km² (2,026 acres) in area. The topography is relatively flat and gently slopes towards the coastline. The majority of the coastline is classified as a low plain coast with a sandy beach (i.e., foreshore). The elevation on the coastline rises slightly towards the east where it is classified as a bluff coast.

The Community is bisected by the Linkletter Road which serves as a major collector highway as well as a connection terminus for local and seasonal roads for Community residents and businesses. Linkletter Road is regulated by the Province's Department of Transportation, Infrastructure and Energy. The provincial *Roads Act - Highway Access Regulations* ("HAR") stipulate that an access permit must be obtained for new entrance ways and any changes in the use of existing properties fronting on this highway.

Community Services

Homes and businesses within the Community are currently serviced by individual wells and sewerage disposal systems. The Community entered into an agreement with the City of Summerside for the ability to connect residential and commercial properties within a designated area to the City's water supply and wastewater disposal utility. The Community has not yet installed the infrastructure necessary for individual properties to connect to these services.

Fire protection for the Community is contracted with the Summerside Fire Department and police services are provided by the Royal Canadian Mounted Police depot in North Bedeque. Garbage collection is undertaken in conformity with the Province's Waste Management Program. Residents sort their household waste, compost, and recyclables for roadside pick-up.

Linkletter has a strong social presence with many events and activities focused around the Linkletter Community Center. The Center hosts a variety of events and social gatherings. The Community has an active Facebook page and Twitter account that are regularly updated to inform residents of local news and upcoming events.

Population

The population of Linkletter is approximately 320 people based on the most recent Canadian census record from 2011. This has remained fairly consistent with population numbers from previous census studies, however there has been a 3.8% decrease in the number of residents over the past 10 years. Population trends since 1996 are shown in Table 1.

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Table 1 Community of Linkletter population trends (1996-2011)

Census Year	Population	Change in Persons	Percentage Change	Trend
1996	304	-	-	-
2001	332	+28	+9.2%	↑
2006	321	-11	-3.8%	↓
2011	320	-1	0%	-

The population density of the Community is approximately 39 people/km². It should be noted that this value differs from the 2011 census results because of a change in the Community's boundary and land area in recent years that was unaccounted for in the census.

An analysis of age demographics over a 10-year period indicates a notable trend in the predominant age groups. The population in 2001 had a higher proportion of individuals between the ages of 0-19 years (31.3%) compared to those in 2006 (23.4%) and 2011 (25%). Correspondingly, as the proportion of the younger population has decreased over this 10-year period, older age cohorts have increased in overall representation. This demographic shift have consequentially caused a significant rise in the median age in the Community from 33.6 years to 46 years, over the 10-year period.

Building Development Trends

Development permit approvals over the past 8 years has been generally consistent from year-to-year (See Table 2). The majority of the permits approved are in residential starts, renovations and additions. In 2010, the new Community Center was constructed.

Table 2 Development permit records issued for the community of Linkletter 2008-2015.

Land Use	2008	2009	2010	2011	2012	2013	2014	2015
New Residential	3	2		1	1	1		1
Existing Residential (renovations/additions)	1		5	2	1			2
Agricultural			3	1		1		
Recreation and Public Open Space								
Other			1					

Special Planning Area Regulations

The Community of Linkletter is located within the Summerside Region Special Planning Area ("SPA"), as established in the *Subdivision and Development Regulations of the Planning Act*. The SPA regulations pertain to subdivision and land use development in the rural areas adjacent to the major urban regions in the province. They were established to protect the rural agricultural areas from inappropriate urban scaled developments, and also to prevent unsustainable suburban sprawl. The objectives of the SPA regulations are:

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- a. *minimize the extent to which unserviced residential, commercial and industrial development may occur;*
- b. *sustain the rural community by limiting future urban or suburban residential development and non-resource commercial and industrial development in order to minimize the loss of primary industry lands to non-resource land uses; and*
- c. *minimize the potential for conflicts between resource uses and urban residential, commercial and industrial uses.*

The *Official Plan (2016)* was prepared in conformance with these objectives. Wherever there may be any conflict between the policies of this *Official Plan* and the SPA regulations, the most stringent policy shall take precedence. If the SPA regulations are rescinded at some point in the future, the *Official Plan* shall remain in full force and effect.

Existing Land Uses

The existing land uses in Linkletter are predominantly agricultural (57%) and forestry (22%). Developed land, including the residential, commercial, and industrial land uses, and the transportation corridors, account for approximately 9% of the land area. The Community benefits from the large recreational open spaces of the Linkletter Provincial Park and an 18-hole golf course, which together account for approximately 7% of land area. (See Appendix 2: Land Use Distribution Map)

Agricultural Land Uses

Approximately 4 km² (986 acres) of land within the Community has been identified as agricultural land use. The four predominant land cover types are grain (41%), hay (31%), potatoes (16%), and pastures (6%). Abandoned agricultural land or non-evident land uses account for less than 1 km² (175 acres).

Residential Land Uses

Linkletter's residential properties are generally large (1 acre or more) as they have been designed to accommodate onsite sewerage disposal system requirements. Residents value the sense of rural landscape and privacy provided by the larger lot sizes.

A comparison between the 1998 and 2005 land use survey data respecting dwellings indicates that the number of permanent year-round dwellings in the Community has increased from 109 to 116, (averaging 1 new unit per year). The 2011 census indicates there are 124 private dwellings within the Community, with 121 occupied by usual residents (residents who reside there permanently year-round).

The majority of the homes in the Community are a form of detached dwelling (95%); 95 units are single detached dwellings (79%) and 20 units are moveable dwellings (17%). Only 5 alternate forms of residential units were accounted for as duplexes (4%).

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Commercial and Industrial Land Uses

Linkletter does not have a commercial service center or industrial park. Generally, the commercial service needs of residents are met in the City of Summerside. There are no commercial or industrial zoning designations within the Community however several existing establishments are in operation throughout the Community.

Institutional Land Uses

Although there is no institutional zoning designation within the Community, there are institutional activities that take place within the agricultural area. These uses include the Linkletter Community Centre which hosts a variety of events (e.g. flea market, exercise classes, community dinners, and other special events) as well as a cemetery.

Parks and Open Space Land Uses

The Linkletter Provincial Park is located in the southwestern portion of the Community. The Park is located on Bedeque Bay with a large open space with public beach access. The Park services a campground with 84 campsites. The Park has potential to expand to the north as these lands are currently owned by the provincial government.

The Confederation Trail passes through the northern part of the Community in an east-west orientation. The trail is a valued asset as it provides a linear recreational space and a safe route for alternate modes of transportation. The trail is commonly used for walking, hiking, and bicycling in the spring, summer and fall, and the PEI Snowmobile Association has exclusive use of the trail in the winter months.

For recreation purposes, the community residents also utilize a school playground located just beyond the community boundary, within the City of Summerside. The Confederation Trail provides a convenient pedestrian pathway between the residential area in the Community and the school property.

Future Land Use and Development

Linkletter has a strong sense of community identity and independence. Most residents currently residing in the Community have moved to Linkletter (or have stayed here) because they did not want to live in the City of Summerside. Residents value the small community charm, rural lifestyle, open space, scenic agricultural landscape, and the convenience of commercial services within a relatively short drive.

The extent and nature of future land uses and development in Linkletter will be dependent on the Community's land utilization and population characteristics; the quantity and quality of the Community's housing stock; services; environmental impacts; the transportation networks; and the broader economic and social development of the region. Further, future growth will be guided by the objectives, policies and plan actions as established in their *Official Plan*. The objectives of the Community are organized based on relevance to the social, economic, physical and environmental goals.

The *Future Land Use Map* is meant to serve only as a guide to the spatial arrangement of future land uses within the Community, and does not, as such, denote a specific type of development or zone designation on a property-by-property basis. (See Appendix 3: Future Land Use Map)

Social Objectives

The Social Objectives of the Community are:

1. To support a variety of residential dwelling types to meet the changing needs of the population.
2. To support low density residential development that preserves the rural characteristics of the Community.
3. To support residential development in appropriate areas to minimize land use conflicts and make efficient use of services.
4. To continue to provide a reasonable level of municipal services that meet the needs of residents.
5. To maintain open space and community facilities to provide both active and passive recreational opportunities.

Residential Development Standards Policy

It is the policy of Council to accommodate future residential growth that is compatible with adjacent land uses and with provincial regulations.

Plan Action(s):

- The *Zoning and Subdivision Control Bylaw* will establish a residential zone designation for mini homes, modular homes, single detached dwellings, attached dwellings, and multi-unit dwelling types.
- The *Zoning and Subdivision Control Bylaw* will establish development standards for residential development relating to building height, setbacks, services, parking, buffers and other related matters.
- The *Zoning and Subdivision Control Bylaw* will establish minimum lot size requirements in conformance with the regulations of the *Province-wide Minimum Subdivisions and Development Regulations, Planning Act*, and the *Special Planning Area Regulations, Planning Act*.

Residential Dwelling Types Policy

It is the policy of Council to allow a variety of residential dwelling types that are compatible with the existing density and character of the surrounding areas and land uses.

Plan Action(s):

- The *Zoning and Subdivision Control Bylaw* will permit low density (1 - 2 unit) and medium density (3 - 4 unit) residential dwelling types.
- The *Zoning and Subdivision Control Bylaw* will permit the addition of an accessory apartment in a single detached dwelling, or in an accessory building to a single detached dwelling.
- The *Zoning and Subdivision Control Bylaw* will permit modular homes and mini-homes in the residential zone.
- The *Zoning and Subdivision Control Bylaw* will permit the location of Manufactured Housing Park within the residential zone.

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Home Occupation, Bed and Breakfast, and Neighbourhood Commercial Policy

It is the policy of Council to permit home occupations, bed and breakfasts, and neighbourhood commercial land uses on residential properties.

Plan Action(s):

- The *Zoning and Subdivision Control Bylaw* will make provision for home occupations subject to conformity with specified conditions.
- The *Zoning and Subdivision Control Bylaw* will make provision for bed and breakfasts subject to conformity with specified conditions.
- The *Zoning and Subdivision Control Bylaw* will make provision for neighbourhood commercial land uses subject to conformity with specified conditions.

Fire Protection Policy

It is the policy of Council to continue to provide Community residents with an effective and adequate fire protection service.

Plan Action(s):

- Council will annually review the level and quality of fire protection service.
- An analysis of the high fire risk areas within the Community and the existing services provided will be made available to the public at the Community's annual meeting.
- Funding allocation for fire protection services will be proposed in the Community's annual budget.

Police Protection Policy

It is the policy of Council to continue to utilize the police protection provided by the Royal Canadian Mounted Police under its contract with the Province.

Plan Action(s):

- Council will annually review the level and quality of police protection service provided to the Community.
- An analysis of the police protection service will be made available to the public at the Community's annual meeting.

Water and Septic System Policy

It is the policy of Council that the Community will continue to operate with on-site sewerage disposal systems and on-site water supply systems until such time as it is economically feasible for the Community to pay for the infrastructure necessary to connect to the City of Summerside's municipal services.

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Plan Action(s):

- The *Zoning and Subdivision Control Bylaw (2016)* will require provincial approval for on-site wastewater and water services prior to subdivision approval or a development permit being issued.
- Council will encourage all property owners to perform regular maintenance on their on-site systems.

Recreation and Public Open Space Development Policy

It is the policy of Council to maintain areas for recreational and public open space uses.

Plan Action(s):

- The *Zoning and Subdivision Control Bylaw* will designate areas as Recreation and Public Open Space (O1).
- The *Zoning and Subdivision Control Bylaw* will establish regulations governing land use and development standards within the Recreation and Public Open Space (O1) Zone.

Public Land Dedication Policy

It is the policy of Council that anyone subdividing land shall contribute to the provision and maintenance of the Community's recreation and public open space facilities.

Plan Action(s):

- The *Zoning and Subdivision Control Bylaw* will make provision, as part of the subdivision approval process, for the receipt of monies or lands for recreation and public open space purposes.

Public Service and Institutional Development Policy

It is the policy of Council to support public service and institutional development and wherever practical, these developments will be integrated into the Community's existing or planned pedestrian and public open space network.

Plan Action(s):

- The *Zoning and Subdivision Control Bylaw* will make provision for specific types of public service and institutional developments.
- The provincial regulations governing the subdivision of land for public service and institutional purposes within the Summerside Region Special Planning Area will be incorporated into the *Zoning and Subdivision Control Bylaw*.
- The *Zoning and Subdivision Control Bylaw* will stipulate that through the subdivision approval process new public service and institutional land uses may be required to enter into a development agreement respecting the integration of the proposed development into the Community's existing or planned pedestrian and public open space network.

Economic Objectives

The Economic Objectives of the Community are:

1. To promote sound environmental land use practices that will protect existing and future agricultural land uses.
2. To support the long-term viability of resource-based commercial and industrial activities.
3. To limit new non-resource commercial and industrial developments.
4. To provide residents with notification and an opportunity to comment on any major development proposals which may come before Council.

Agriculture and Resource-based Land Uses Policy

It is the policy of Council that agriculture shall remain the predominant land use and economic activity within the Community.

Plan Action(s):

- The *Zoning and Subdivision Control Bylaw* will designate the majority of the Community's land base as Agricultural (A1).
- The *Zoning and Subdivision Control Bylaw* will permit livestock operations subject to the applicable provincial regulations and guidelines.
- The *Zoning and Subdivision Control Bylaw* will permit resource-based commercial and resource-based industrial developments.
- The *Zoning and Subdivision Control Bylaw* will establish regulations governing development standards for agricultural and resource-based commercial and industrial developments.

Agricultural to Forestry Conversion Policy

It is the policy of Council to permit land within the Community that is not suitable for agricultural purposes to be converted to forestry uses.

Plan Action(s):

- The *Zoning and Subdivision Control Bylaw* will make provision for the conversion of agricultural land uses to forestry purposes, provided such conversion is undertaken through an established Forestry Management Program approved by the provincial department responsible for the *Forest Management Act*.

Physical Objectives

The Physical Objectives of the Community are:

1. To provide and plan for efficient transportation routes that will facilitate the safe and efficient movement of people and goods through and within the Community.
2. To maintain a high level of co-operation with the provincial department responsible for the *Roads Act*, respecting ongoing maintenance and the future development of transportation routes located within the Community.

Roads Standards and Highway Access Policy

It is the policy of Council to comply with the standards and policies of the provincial department responsible for the *Roads Act* respecting the future development or redevelopment of the Community's transportation network.

Plan Action(s):

- The *Zoning and Subdivision Control Bylaw* will require that, as part of the subdivision permit approval process, any plans that involve newly proposed roads and/or entranceways must first be reviewed and approved by provincial department responsible for the *Roads Act* prior to Council's review and consideration.
- The *Zoning and Subdivision Control Bylaw* will require that, as part of the development permit approval process, a new entranceway must first receive a Highway Access Permit from the provincial department responsible for the *Roads Act* prior to Council's review and consideration.

Pedestrian Walkway Access Policy

It is the policy of Council to develop a comprehensive pedestrian and public open space network plan for the Community.

Plan Action(s):

- Council will annually consider funds within the municipal budget for the establishment and/or expansion of a pedestrian network connecting nodes of public open space in the Community.

On-Site Parking Policy

It is the policy of Council that all new development requiring parking for employees, residents, visitors and other traffic, will provide sufficient parking facilities.

Plan Action(s):

- The *Zoning and Subdivision Control Bylaw* will establish regulations, as part of the building permit application process for adequate on-site parking for new developments.

Environmental Objectives

The Environmental Objectives of the Community are:

1. To prohibit the establishment of additional excavation pits used for commercial purposes within the Community.
2. To maintain a high level of co-operation with the provincial department responsible for the *Environmental Protection Act* R.S.P.E.I. 1988, Cap. E-9., respecting issues such as ground and surface water resources, coastal resource management, forestry management and wildlife habitat.

Excavation Pit Policy

It is the policy of Council that the development of new commercial excavation pits will not be permitted.

Plan Action(s):

- Council will formally advise the PEI Department of Communities, Land and Environment of the Council's policy respecting the establishment of new excavation pits.
- Council will request that the department responsible for the *Environmental Protection Act* consult with Council in the review of any excavation pit developments locating on private or Provincially-owned property within the Community, prior to the issuance of any permits by the department.

Watercourse and Wetland Protection Policy

It is the policy of Council to support and comply with all provincial standards for watercourse and wetland protection regulations as set forth in the *Environmental Protection Act*

Plan Action(s):

- Council will work with the provincial government to ensure that buffer zones adjacent to watercourses and wetlands are appropriately protected and managed.
- The *Zoning and Subdivision Control Bylaw (2016)* will require applicants to submit confirmation that any necessary provincial permits or approvals have been obtained before any decision is made on an application for a subdivision or a development permit related to properties with, or nearby, a wetland or watercourse.

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Administration

Administration

Administration of the *Official Plan* shall be the primary responsibility of Council. The *Official Plan (2016)* may be implemented through the *Zoning and Subdivision Control Bylaw (2016)*, other municipal bylaws and regulations, Council's operating policies and procedures, the municipal budget, and other actions by Council. Council may also delegate aspects of the implementation of the *Zoning and Subdivision Control Bylaw* to a Development Officer/Administrator appointed by Council.

Immediately upon approval by the Minister of Communities, Land and Environment, Council shall amend its current *Zoning and Subdivision Control Bylaw* to be in conformance with the policies and provisions of the *Official Plan*. The revised bylaw shall be referred to as the *Community of Linkletter Zoning and Subdivision Control Bylaw (2016)*.

The *Zoning and Subdivision Control Bylaw* shall set out specific land use zones, permitted uses for each zone, standards and procedures for development and land use, and standards and procedures for the subdivision, consolidation, and development of land in the Community.

Approval of Development or Change of Use

The *Zoning and Subdivision Control Bylaw* shall require any person undertaking any development, change of use of land or premises, or subdivision/consolidation of land to apply for a permit using a standard application procedure. Council may attach such conditions to any permit in order to ensure conformance with the *Official Plan* and the *Zoning and Subdivision Control Bylaw*.

The receipt of a development permit does not excuse the applicant from complying with any provincial or federal legal requirements, including matters related to fire protection, health and safety, wastewater disposal, plumbing and electrical installation, or accessibility. Council also shall collaborate with appropriate provincial departments during the permit or approval process.

Review

Council shall, on a regular basis, review its activities in terms of successful implementation of the *Official Plan*. Periodic reviews of the *Official Plan* will take place as required by the *Planning Act*.

Amendments

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

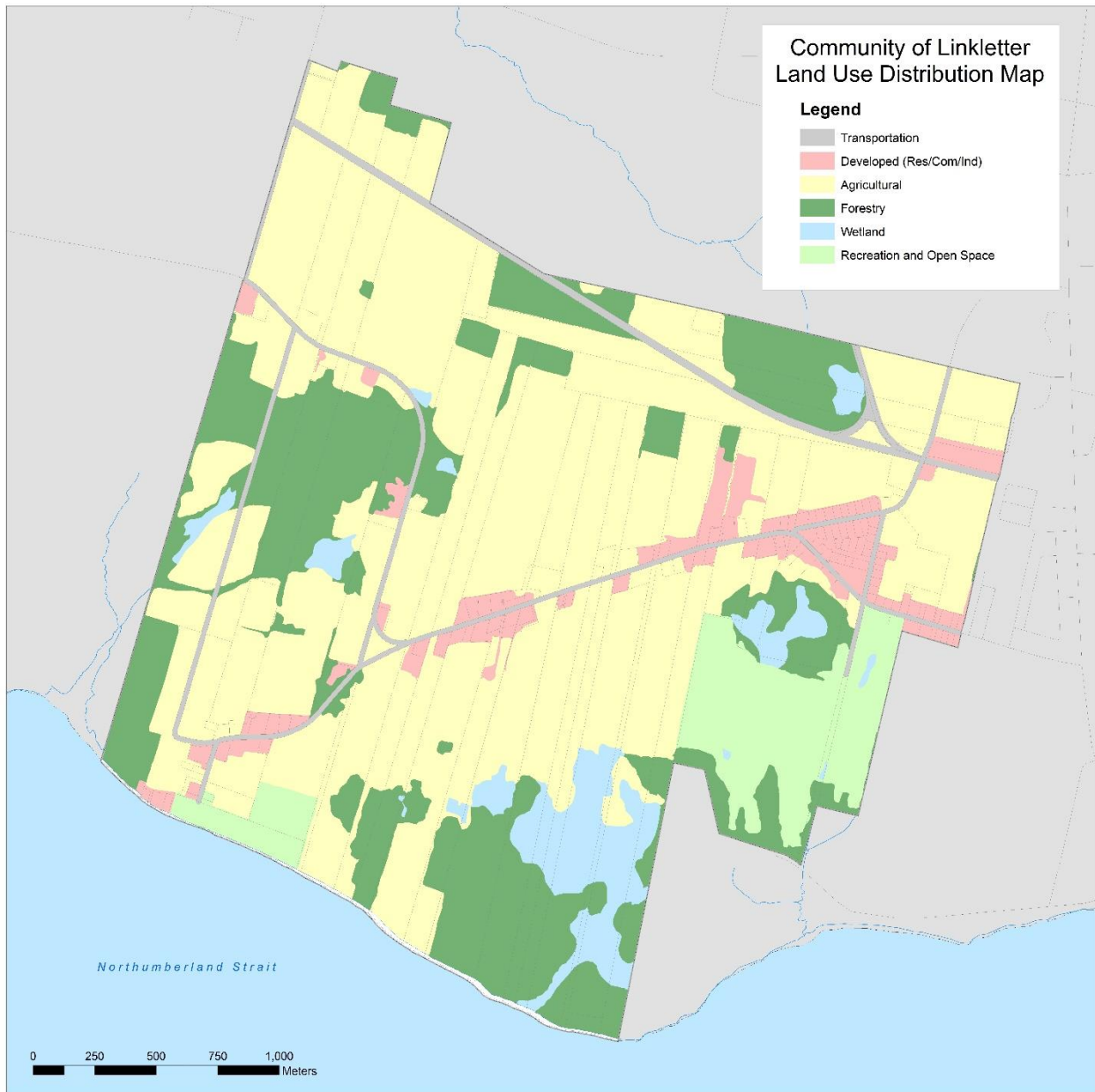
Appeal procedure

Any person who is dissatisfied with certain decisions of Council in the administration of the *Zoning and Subdivision Control Bylaw* may appeal to the Island Regulatory and Appeals Commission in accordance with the *Planning Act*.

Appendix 1 – Community of Linkletter Context Map



Appendix 2 - Land Use Distribution Map



Appendix 3 – Future Land Use Map

