

# Town of Georgetown

## **OFFICIAL PLAN**

**JACQUES WHITFORD STANTEC LIMITED,**

**P. WOOD & ASSOCIATES**

**ADI LTD.**

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## INTRODUCTION

This document is an update of the first legally constituted Official Plan for the Town of Georgetown (Georgetown; the Town). Beginning in 1979, the Town guided decision making with an informal policy document titled, “The Georgetown Plan”. While this document was never formally adopted as an Official Plan, it did provide a useful historical framework and foundation for the first Official Plan written in 1999.

In 2008, Georgetown undertook an Official Plan review in concert with a review of the Zoning and Subdivision Control Bylaw (Development Bylaw) and an integrated community sustainability planning exercise. The purpose of this work was three-fold: 1) it accommodated a provincial obligation to review the Official Plan every five years; 2) it satisfied federal and provincial requirements to plan for sustainable infrastructure investments, which will allow for the continued receipt of Gas Tax Revenue under the federal and provincial Gas Tax Agreement; and, 3) it fulfills the Town’s desire to make sure their efforts and investments align with the wishes and capabilities of its people, protect the natural and built environment for the long term, and reflect the Town’s rich history while maintaining authenticity.

The Plan and Development Bylaw review was led by Council. Council assumed the responsibility of ensuring that the Plan emerged from the review not merely in updated form, but as an integrated community sustainability plan. While an integrated community sustainability plan is founded in traditional planning approaches, conceptually it goes further than a typical plan in that it focuses on the long term ability of the community to implement and maintain physical features and characteristics given resource constraints and uncertainty. An integrated community sustainability plan prompts consideration of alternative means of achieving the vision for the future, with an emphasis on local health and empowerment, and general sense of community based activity.. Thus, integrated community sustainability plans expand, but include, the traditional municipal planning goals of orderly and safe communities.

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### Plan Content

The intentions of this Plan are expressed in six related sections:

- Introduction;
- The Town of Georgetown;
- Economic Development
- Shaping the Community;
- Linking Vision and Goals to Town Form;
- Policies and Plan Actions; and
- Implementation.

The first section reviews the purpose, geographical scope and legal enablement for the Official Plan. The second section explains the historical context of Georgetown and then describes the town’s contemporary situation. This leads into a discussion on the priority importance that Georgetown places on *Economic Development*, and the role that Georgetown’s recent development successes and regional context has in the development of an economic development strategy. In the fourth section,

called *Shaping the Community*, the community's collective vision of the future is introduced along with associated goals. The vision and goals, while providing an overall character of and direction for the plan, need to be pragmatically linked to the day-to-day influence of Town Council. Following this discussion, policies and actions are presented, which are means by which the Plan is achieved. Lastly, the Official Plan discusses the basic elements of implementing the intentions set forth in this plan through a phased approach, while also providing direction on how the Town of Georgetown can measure their successes which will cumulatively sculpt the shared vision for the future of Georgetown.

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## Purpose

The Official Plan for the Town of Georgetown is a formalized statement of Goals, Objectives, Policies and Plan Actions approved by the Town Council concerning the nature, extent and pattern of land use and development within the Town until the year 2024. The Town's vision and goals as presented in the Plan indicate overall policy direction while the goals, objectives and policies deal with specific topics and issues. Plan actions are statements indicating specific initiatives or directions which may be undertaken to implement the Plan.

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## Planning area

The Official Plan covers the entire area contained within the legal boundaries of the Town of Georgetown. Although the Plan formally addresses only those matters which arise within the Town's legal boundaries, consideration has also been given to the Town's relationship with neighbouring municipalities, adjacent rural areas, the region and the province as a whole.

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## Legal enablement and requirements

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

An Official Plan is intended to be a dynamic planning tool and is subject to periodic review and/or amendment. The Official Plan will therefore be monitored on an ongoing basis to ensure its compatibility with changing circumstances. Under the *Planning Act*, a formal, comprehensive review is to be undertaken every five years.

The Planning Act, R.S.P.E.I., 1988, Cap P-8, requires that an Official Plan shall include:

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

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# THE TOWN OF GEORGETOWN

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## Historical Background

The Official Plan covers the entire area contained within the legal boundaries of the Town of Georgetown. Although the Plan formally addresses only those matters which arise within the Town's legal boundaries, consideration has also been given to the Town's relationship with neighbouring municipalities, adjacent rural areas, the region and the province as a whole.

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## Community Overview

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### Site and Situation

Georgetown is located on the eastern coast of P.E.I., at the southern end of a peninsula overlooking the beautiful Cardigan Bay and Brudenell River, approximately 52 km east of Charlottetown. The peninsula is approximately two and one-half kilometers in width and eleven kilometers in length. The location at the convergence of the rivers with a deep harbour is favourable for shipping, fishing and recreational boating or sailing and few harbours in the region or in the entire province, can match Georgetown's potential for shipping and recreation. The harbour is an asset which inherently provides a sustainable base for a source of prosperity. The Town's location at the end of the peninsula can provide some challenges with respect to over-the-road vehicle access.

The topography of the peninsula is gently rolling with the highest areas running along its central axis. Elevations vary from sea level at the tip of the peninsula to 37 meters at its highest point. Within the Town boundaries the terrain slopes gently from less than 20 meters at the Town's northern boundary to sea level at the harbour. Soils are generally well drained but isolated low lying areas in the Town remain quite wet.

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## Existing Land Use

Georgetown's land use pattern is quite unique when compared to other small towns in the province. The Town's history is clearly reflected in its wide streets, formal central square, prominent institutional buildings and active harbour. The underpinnings of the historic town remain clearly evident.

With a total area of only 316 acres, the Town of Georgetown is physically quite small. As reflected on the land use map, however, the Town still contains sufficient vacant land to accommodate continued residential growth. Developments requiring large blocks of vacant land, such as an industrial park, will be difficult to locate within current Town boundaries.

As a foundation for future development, the present land use pattern has notable advantages and disadvantages. Kent Street as the primary entry to the Town has impressive vistas and a very attractive mix of institutional buildings and public spaces. Most of the limited retail and commercial activities in the Town are also clustered along this street. Water Street, with its commanding view of the harbour is a mix of industrial, residential and dormant or vacant commercial properties. It is in need of upgrading but does have potential to exemplify sustainable mixed use development.

The adjacent historic residential neighbourhoods are sprinkled with attractive period homes, some of which are in need of upgrading, and some of which have been restored to varying degrees. The number of vacant lots in the town's core could represent either an asset or a liability depending on the standards used for infilling. With some careful management these neighbourhoods have exciting potential for renewal.

The location of a major seafood plant, the two wharves and the East Isle Shipyard pose relatively few land use conflicts with the exception of existing and potential truck traffic. The oil storage tanks, however, are unfavorably located in the middle of a residential area close to the Town's main beach.. This problem is compounded by the above ground supply lines from the wharf, which further bisect the neighbourhood. There are, however, prospects for the future removal of these tanks and above-ground pipes; if removed, the site would be considered a brownfield and thus be eligible for remediation funding. Even if future redevelopment of the tank site would be unsuitable residential use, there are other opportunities for reuse of this land that would serve surrounding residential areas and the community as a whole. The policies in this Plan and associated Development Bylaws designate this site as a comprehensive development area zone, geared specifically to non-industrial or light industrial employment opportunities which can be hosted in harmony with adjacent and nearby residential properties, municipal service capacity, and the all other policies set forth in this Plan.

The residential areas currently located east of Kent Street extending to the east side of East Street, offer particular opportunities for residential growth via infill on vacant lots, augmented by the fact that municipal services are available in this area. While such opportunities also exist to the west of Kent Street, they are more limited. In general, land use opportunities would increase throughout the Town, including the availability of residential lots, with the preparation and implementation of improved storm water management which is currently insufficient.



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## Population strategy

Georgetown has a population target of 700 citizens living in the the Town's current jurisdiction by 2012. Future population targets (post 2012) will be established by Council and take into consideration any existing or planned jurisdictional changes.

Statistics Canada reports that 634 people lived in Georgetown in 2006. Population scenarios for the town's future population can be synthesized from existing 2001 and 2006 statistical information for PEI. . A statistical scenario based on the rural rate of decline in PEI between 2001 and 2006 (0.079% decline over five years) results in an estimated Town population of 632 in 2024. However, this projection does not capture the recent trend of the new families moving to town and creating a stable if not slightly growing Town population.

A statistical scenario based on the rural rate of decline in PEI between 2001 and 2006 results in an estimated population of 632 in 2024, a loss of only 2 people. In 2001 there were 74,619 people living in rural PEI. This declined by 59 people in 2006 to 74,678. This is a 0.079% decline over five years, or a 0.0158% decline per year. To project the decline over the next 15 years based on this scenario, we take the yearly decline of 0.0158% and apply it to Georgetown's population in 2006.

The next census is scheduled for 2011, and will further reveal any trends associated with recent Town initiatives to attract people to Georgetown as a place of residence, which appears to be the case.. In fact, residents of Georgetown believe that publicly available population statistics fail to reflect many part-time residents as well as citizens who temporarily relocated out West for work but have since returned. Thus, it is suspected that a Town 'head count' would reveal a slightly higher population than is currently represented by census projections based on PEI's rural rate of decline.

Because Georgetown is the Town centre for the Georgetown peninsula, the Town serves as the service centre not only for the citizens within the Town of Georgetown's jurisdiction, but for the peninsula as a whole. Statistics Canada reported a population for Kings Royalty of 292 people in 2006. Thus, the *community* of Georgetown could realistically be reported as 926 (634+292).

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## Municipal Services/Infrastructure

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### Sewer Collection and Treatment

The Town is currently serviced by a single cell sewage stabilization pond (lagoon) located at the south eastern part of the community, south of Richmond Street. Treated sewage discharges directly into the Georgetown harbour via a 450 mm (18 inch) gravity outfall located approximately 1200 metres into the harbour. According to the Town's records, an equivalent population of 923 units currently contributes flow to the lagoon.

The lagoon was originally constructed in the 1970's and consists of earthen, grassed berms with an imported clay liner on the interior slope. Sludge was last removed from the lagoon in the early 1990's.

The surface area of the lagoon is approximately 2.0 hectares, with a volume of approximately 23,700 cubic metres based on a liquid depth of 1.2 metres and a sludge allowance of 0.3 metres. According to

the current provincial standards, the existing lagoon is undersized based on the current equivalent population.

The sanitary collection system services the majority of the community via gravity mains, which flow to a low point at the southern end of West Street. A duplex submersible pumping station lifts the sewage from West Street to the existing lagoon.

Recent upgrades to the lagoon site included approximately 115 metres of shoreline protection to prevent erosion damage to the southern berm, as well as new security fencing surrounding the lagoon.

The current lagoon system requires upgrades to be able to provide adequate treatment of existing and future customers. By converting a portion of the existing lagoon cell from a stabilization pond to an aerated pond, the capacity of the site can be increased significantly. The existing berms will have to be built up to allow for an increase in the liquid depth, and a new clay liner added to provide protection against the additional hydrostatic pressure. A pumping station and additional yard piping will also be required for the system to operate efficiently. The remainder of the existing cell could be converted to a polishing cell, to provide natural disinfection of the treated sewage.

The existing sanitary collection system is aging and some of the infrastructure will require replacement in the years to come. The most effective way to determine the structural and hydraulic integrity of the existing system is to complete a video survey of the complete system. This survey will provide the necessary information for determining the scope of the upgrades required over the next 10 to 15 years.

The existing sewage pumping station will require upgrades for two reasons; to increase its capacity as additional customers are added to the system, and to provide emergency back-up power to minimize the potential for untreated wastewater being discharged to the harbour during power outages.

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### Central Water Supply

The water system was built in the 1960s to service commercial customers, primarily along Water Street. It has been expanded over the years to service residential customers within the core of the community. The existing system consists of eight wells along Route 3 and Burnt Point Road, with two wells being in service at this time. Presently, there is not treatment of the potable water.

Each well site consists of a below grade concrete chamber, which houses the well head, controls valves, and electrical panel. This arrangement does not meet today's provincial standards for potable water supplies.

Recent upgrades include an extension on the north end of Kent Street to service to properties along the street, and to provide an additional north - south connection for increased water quality.

The water system is currently owned and operated by a provincially owned company, Environmental and Industrial Services Incorporated (EISI).

As the Town grows, additional capacity will be required to keep up with demand; therefore more wells may have to be brought on line. As additional wells are brought on line, it will become imperative that the Wellfield Protection Area be protected to prevent contamination of the Town's water supply.

Currently, the potable water being delivered to customers does not receive any form of treatment. Current provincial standards do not mandate any treatment, however, it is anticipated that in the next few years, disinfection will become mandatory. Therefore, it is recommended that the water system be upgraded to include chlorination of the potable water before it is delivered to customers.

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## Solid Waste

Solid waste management services are administered and provided by the Island Waste Management Corporation (IWMC), a provincial Crown Corporation.

IWMC's mandate is "to deliver a cost effective and environmentally responsible provincial waste management system to both the residential and commercial sectors of PEI." They operate and maintain a 3-stream source separation based waste management system that is Island-wide, called the Waste Watch Program.

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## Fire Protection

The Town has a municipally owned and operated volunteer Fire Department which services the Town and the adjacent outlying areas. Fire dues are included in municipal taxes and collected separately outside of the Town. Rural areas which are serviced by the Department pay a fee for that service based on their property assessment.

All firefighters are volunteers and the Town is fortunate to have a relatively young and active fire brigade. The Department currently has 25 active volunteers, 17 of which are also first responders and two as first responders only. The average age of the Department is approximately 40 years old.

The Fire Department is challenged by an unusually high number of high risk facilities within their service area, including the East Isle Shipyard, Seafood 2000, Holland College, and the facilities at the Brudenell Provincial Park. The Shipyard in particular, warrants that Firefighters are trained in confined space rescue, which they currently do not have.

Money that became available in 1994 was used to supply the firefighters with Bunker gear. Unfortunately, most of this gear has aged and is in need of being updated, replaced, or recertified. Bunker gear costs approximately \$1,500 per set. The Fire Department is interested in collaborating with the Town to develop a gear replacement program..

The Fire Department's fire hall is located directly behind the Town Hall. While this space has been adequate for years, the size of the doors can no longer easily accommodate the new equipment; there are only a couple inches clearance when parking the newest fire truck. The Fire Department has also expressed interest in incorporating an emergency shelter in conjunction with the development of any new fire hall..

## **Georgetown Fire Department Equipment List 2009**

- 1991 Ford Pumper - 1,200 gallons of water
- 1995 Dodge 1 Ton Quick Response -300 gallons of water
- 2004 Ford 1050 Pumper – 1,200 gallons of water
- Forestry Truck owned by Dept. of Forestry – 800 gallons of water
- Communications – 25 pagers, 6 pager/radios, 9 portables, 4 mobiles, 1 base station and 1 EMO Portable
- Water Supply – Hydrants
- Oceanid 15' Rapid Deployment Craft
- 1 MSA Thermal Imaging Camera
- 2 Portatanks – 1,500 gallon each
- 1 Gas powered PPV Blower
- 10,000 Watt Generator
- Emergency Spill Kit
- 12 Self Contained Breathing Apparatus (SCBA)
- 22 Spare SCBA Bottles
- Rescue Basket
- 2 Steel Max Saws 7 ¼" and 9"
- 1 Reciprocating Saw
- 25 Sets of Turnout Gear
- Defibrillator & Other Medical Equipment
- 2 ½" Ground Monitor
- 3,000' 2 ½" Hose
- 1,050' 1 ¾" Hose
- General Fire Fighting Equipment

## **Georgetown Fire Department Equipment Replacement Needs**

- Turnout Gear Replacement Program
- Walk In Rescue Truck
- SCBA Replacement Program
- On or before 2021 Pumper Replacement for 1991 Ford Pumper
- New Fire Hall

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## Police Protection

All police services are provided by the Montague Detachment of the R.C.M.P. as part of the Provincial Policing Contract. In general, crime rates in the Town are very low and this arrangement is adequate to meet the Town's needs for the foreseeable future.

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## Transportation

There are approximately nine miles of streets in the Town. Of this total, two miles are classified as Provincial streets (i.e., the Department of Transportation and Public Works maintains them). There is an additional seven miles of streets which are owned by the Town. Of these, approximately four miles are paved and three are unpaved. Most of the paved streets are in generally fair condition. Poor drainage in certain locations creates problems in the spring and fall seasons. There are almost two miles of sidewalks in the Town, portions of which will need upgrading in the coming years.

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## Parks and Recreation

According to the Recreation Facilities Inventory for Kings County (December 2008)<sup>1</sup>, Georgetown's recreational assets included the following:

- Two baseball fields
- Three Rivers Sportsplex
- One tennis courts
- One regulation-sized soccer field (marginal quality)
- Fishing—available off the pier
- Walking trails: track around the tennis courts, Burnt Point walk with an outlook and benches, and the Confederation Trail
- Parks: West Beach Park, AA MacDonald Park & Community Gardens, and Brundenell Provincial Park (providing opportunities for golf, horseback riding, canoeing, kayaking and rowing)
- Kings Playhouse-theater, dancing, movies, day camps special events and more
- Georgetown School grounds—includes one soccer field and two ball fields

In general, the population of young children in any one age group is insufficient to make up competitive teams for league sports. Many young local athletes tend to gravitate to regional teams in adjacent communities.

The Town's major sports facility is the Three Rivers Sportsplex. The rink is operated by a committee of dedicated volunteers. The facility is in need of repairs which could improve the viability of space and heating costs for the long term. Standard upkeep and repairs are also in need, and delayed only due to funding availability. Local support for the Sportsplex remains strong, but maintaining or growing the

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<sup>1</sup> Prepared by Regional Field Officer, Marguerite Arsenault, of the Sport and Recreation Division of the Department of Communities, Cultural Affairs and Labour.

number of children registered for sporting activities is a challenge due to competition with other regional leagues. As well, the community hopes that the Arena can support the return of or increase in the number of special events held at the arena.

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## ECONOMIC DEVELOPMENT

In recent years, Georgetown has made remarkable strides in its promotion of tourism assets, food processing and manufacturing economic activity, and educational opportunities (e.g., Holland College-Georgetown campus). Successful community economic development will build upon this momentum and incorporate a clear long term vision and a coordinated strategy. It is only when individual developments are seen as part of an evolving long term plan or vision that true economic momentum can be achieved and critically important spin-off benefits realized. While it is beyond the scope of this Official Plan to propose a comprehensive long term economic development strategy for the Town of Georgetown, certain elements of such a strategy are readily apparent.

Employment levels in the Town meet or exceed those of comparably sized Towns in the province. In addition, rather than the relatively low income salaries provided by service sector dependent communities, Georgetown's manufacturing employment base tends to generate higher salary levels. Seasonality of employment is, however, more pronounced. One of the Town's (and the region's) greatest assets is the large, stable and highly productive labour force.

It is clear that Georgetown's close proximity to Montague allows it to greatly benefit from the services provided by its sister community. Taken from a regional perspective it is evident that economic activity has not declined in the region as much as it has been re-distributed. While Georgetown has seen a loss of commercial services in the 1990s, it has strengthened its role in manufacturing and is well poised to capitalize on its natural advantages as a tourism destination, which will in turn help to facilitate the return of an increasing number of commercial services.

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### Competitive Advantages and Opportunities

A basic element for any successful economic development strategy is to identify and capitalize on areas where the community has unique strengths or competitive advantages.

In the past, Georgetown's harbour has been the Town's most obvious asset. This remains the case today. The recently created Georgetown Port Inc., which was created to manage the (soon-to-be) federally divested Department of Transportation and Public Works (DOT) wharf, is an integral part of Georgetown's economic development efforts. Worth noting is the fact that a significant capital contribution to cover the long term maintenance of the wharf will be part of the transfer and can be strategically used by the Town in order to maximize the wharf's long term effectiveness.

The Georgetown Harbour Authority which manages the Queen's Wharf is also vital to the creation of a meaningful economic development strategy which continues to recognize and build upon the Town's financial and cultural fishing industry roots.

Continued emphasis on shipping, fishing, shipbuilding and related marine activities will hold steadfast, while complemented by stronger efforts to capitalize on the harbour's exceptional recreational potential.

For example, the Town's natural resources, such as the Confederation Trail, the rivers and shorelines, the harbour, adjacent wetland areas and marine life of the region, are all features which provide strong tourism potential.

Georgetown is beginning to take advantage of one of its greatest assets—its heritage. An ever increasing percentage of Prince Edward Island's visitors are seeking opportunities to experience and become familiar with the Island's culture and history. As the capital of Kings County, Georgetown provides ample opportunities for those interested in such pursuits.

The Town has other obvious assets. Prince Edward Island has learned in the past that smallness is both a liability and an asset. Georgetown's small town character tends to offer a quality of life that is uniquely appealing for residents and tourists alike. Many of the qualities which are most appealing to young families, seniors and others include safety, friendliness, small local schools and churches, and a community which is walkable. These characteristics can be promoted to sub-urbanites and urbanites looking to improve the quality of their lives.

A community development strategy, created in the context of regional economic development, should be a participatory venture. It must reflect the views of local residents and it must involve them in the development process. In Georgetown, any major local initiative will likely be dependent on the strong support of volunteers. It is much easier to involve volunteers in a large number of small development projects than it is a few very large ones. Small projects tend to be less capital intensive and have shorter gestation periods, thus producing ongoing results and rewards. Large, capital intensive projects tend to be difficult for local people to participate in or relate to on a personal level. Small projects products can create broad based spin-off benefits equal to or exceeding those of large capital ventures.

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## Regional Cooperation

One key to the success of small to medium sized communities is forging of cooperative bonds with their geographic trade areas and neighbouring communities. Each of the communities in the Three Rivers Region—Georgetown, Montague, Cardigan, Brudenell and Poole's Corner—has certain natural competitive advantages. Given their close physical proximity, their fortunes are inevitably interrelated. Growth in population, economic activity, employment or services in any one of these communities will benefit the region as a whole. A strategy which promotes the region and recognizes the natural competitive advantages of the various centres has a much greater chance of success than a fragmented individual approach.

The Regional Development Context Map (Appendix A) clearly illustrates the scale and variety of economic activity on the Georgetown Peninsula. This map highlights Georgetown's small geographic size and its obvious interrelationship with the water, its surrounding service area, the Brudenell Resort,, the Confederation Trail, adjacent businesses, cottages, and rural homes. While Georgetown's legal boundaries are extremely limited, its sphere of influence and trade area, service area or economic region is obviously far larger. As an example, it is evident from the map that the Brudenell Resort is in fact a Georgetown Resort. The geographic proximity of this facility to Georgetown provides a rationale for joint planning and promotion.

The Town and the Georgetown Area Development Corporation play a lead role in facilitating co-operation between members of the region's business community. Given the lack of a chamber of

commerce, it is critical that the Town create a forum for business interests to provide valuable input on issues such as: the continued viability of Georgetown's wharves; establishment of (and support for) vital services such as banking and health facilities; and other service requirements such as fire services, policing and accommodations.

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## Regional Promotion

Georgetown's Mayor, Council, businesses and citizens are collectively promoting the fact that Georgetown is not only an excellent community to live in, but also 'open for business.' An effective Public Relations Strategy and a Marketing Strategy building upon recent successes and positive media coverage could be expanded beyond the local press to regional media, travel writers and others, and it must be sustained for an extended period. The Marketing Strategy must look to capitalize on cost-effective promotional opportunities such as co-operative ventures with other levels of government, local businesses and carefully targeted niche marketing efforts.

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## SHAPING THE COMMUNITY

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### The Vision for Georgetown

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#### The Integration of Systems

The aim of Georgetown's Official Plan is to articulate the economic, social and cultural, and environmental, values of the community and to integrate them into a vision for Georgetown's future. Integrated sustainable planning requires the consideration of temporal and spatial relationships between human-induced planning actions and the natural and social systems upon which the community depends. The integration of people, place and economy into one plan, with a keen recognition of the role of infrastructure within this fabric, is a critical first step in accomplishing sustainable community development. These elements are intrinsically interlinked and cannot work without consideration of one another. This holistic approach embraces opportunities to work together to achieve common goals, and is founded in civic participation.

To help ensure the connectivity of various systems (environmental, economic, social and cultural systems), the Town worked in collaboration with community members and various community organizations to co-create a vision for the future of Georgetown. This vision reflects the values the community places on such things as self-sufficiency, accessibility to services, quality of life and heritage. To help the Town reach this vision, goals and objectives are presented in the following categories: Economic, Physical, Social and Cultural and Environmental.

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#### Georgetown Vision Statement

Nestled at the confluence of the Montague, Brudenell and Cardigan Rivers on the Northumberland Strait, the Town of Georgetown is a beautiful place that has long been where people, ideas and honest



work converge. As the historic seat of Kings County, and important regional service centre, our future is one in which:

- We are stewards of our home; the natural environment which provides for us and the built structures which shelter us.
- We care for people; the health, happiness and peacefulness of our residents and guests.
- We celebrate our heritage and are a cultural destination well-known by artisans and tourists, and much enjoyed by our Island-wide community.
- We foster entrepreneurship by providing support and infrastructure for our natural resource and manufacturing industries, the family-owned shop, institutional services, and home-based businesses.

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## Town Goals and Objectives

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### Economic Goals and Objectives

- To protect the viability of the Town's fishing industry.
- To maintain the viability of the Queen's Wharf and the DOT Wharf.
  - Work with key stakeholders, including but not limited to the Georgetown Harbour Authority and Georgetown Port Inc., to identify ways in which the Town could support and strengthen the operations and use of the wharves within Georgetown's jurisdiction.
- To expand commercial services.
- To encourage co-operative planning and promotion between the Town, local businesses and business interests in the region.
- To capitalize on the Town's tourism potential.
  - Increase the number of local tourism attractions and strengthen tourism services.
  - Promote the Town as a tourism destination with unique historical character, a beautiful setting and a flourishing arts community.
- To increase the Town's assessment base.
  - Expand the commercial property tax base of the Town.
  - Promote the Town as a residential location.
  - Identify and study boundary extension scenarios in collaboration with the Province, and pursue the boundary extension deemed best for the community and surrounding areas.
- To maintain affordable and competitive property tax rates and utility rates for all Georgetown property owners.
- To provide a variety of housing opportunities to meet various socio-economic needs.
  - Provide differing housing types in multiple price ranges.
- To expand and diversify local employment opportunities.
  - Work with industries in the Town and key stakeholders to identify ways in which the Town could support and strengthen the local industrial sector.

- Identify and promote locations in Town where future small-scale, light-impact industrial development can be accommodated with existing municipal service infrastructure, and is compatible with existing and future residential and commercial development and traffic patterns.
- Develop a boundary extension scenario which identifies opportunities for large-scale industrial development.
- To provide vital institutional services and facilities.
  - Expand upon the variety of institutional facilities in the Town.
  - Maintain the architectural character and provision of services of vital institutions.
- To promote Georgetown as a community that welcomes and celebrates artisans and crafters.

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#### Physical Goals and Objectives

- To create and maintain a safe, efficient, stable and visually appealing residential environment.
  - Adopt residential development standards which address safety, resource efficiency, aesthetic appeal, land use compatibility and the facilitation of healthy lifestyles.
  - Define within municipal bylaw, nuisances related to noise, vibration and harsh lighting.
  - Establish minimum maintenance standards and the control of unsightly premises.
- To establish a plan for future development that maximizes infrastructure efficiency and minimizes potential land use conflicts.
  - Use the Town's publicly owned land base for housing development.
- To ensure an adequate supply of serviced land to accommodate the projected needs of various land uses within the Town for the period of the Plan.
- To encourage the maintenance of a safe and efficient vehicular and pedestrian system in the Town.
  - Maintain a high standard of maintenance on approach routes to the Town.
  - Maintain a high standard of maintenance on all municipally owned streets.
  - Maintain efficient road connections to the DOT Wharf while minimizing related noise and safety concerns.
  - Plan for and implement the development of an enhanced pedestrian circulation system in the Town which provides connections between key Town features and the Confederation Trail.
  - Minimize safety and noise concerns related to truck traffic.
- To maintain high quality, cost-effective sanitary sewer services and secure long term central water supply services for property owners within the Town.
  - Provide for the special servicing needs of residential, business and industrial users, where those needs can be realistically met by the Town's existing infrastructure.
- To manage storm water run-off in a safe and cost-effective manner.
- To encourage the maintenance of a high standard of physical appearance for all properties in the Town.
- To encourage the preservation and enhancement of the Town's historic buildings and streetscapes.

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#### Social and Cultural Goals and Objectives

- To preserve and enhance the unique historic, small town character of Georgetown.

- Protect the historical character and external appearance of homes in residential neighbourhoods.
- To provide easily accessible basic health services for our residents and guests.
- To foster and provide for a culture of life-long learning.
  - Within municipally supported recreational and leisure opportunities, provide programs that stimulate the mind as well as the body.
- To create and promote a community climate that fosters a sense of security, stability and prosperity.
- To foster social interaction and healthy lifestyles for all residents in the Town.
  - Maintain and improve the current recreation programs and facilities in the Town.
  - Continue to foster volunteer participation in all aspects of recreational programming.
  - Provide recreational and leisure opportunities for all ages and abilities, with emphasis placed on seniors, youth, and the mentally and physically challenged.
  - Develop indicators to help determine an appropriate municipal budget allocation for recreation and leisure services.
  - Provide active play spaces throughout the Town, within easy and safe access from all residential neighbourhoods.
  - Foster and provide coordinating services for volunteerism in the Community.
  - Acknowledge and celebrate the vital role played by volunteers in the Town.

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#### Environmental Goals and Objectives

- To minimize emissions of air pollutants and greenhouse gases.
- To protect the quality and supply of groundwater and surface water resources in and adjacent to the Town.
  - Partner with the Provincial Government to protect and enhance the quality of surface water in the region.
  - In all development permits and development agreements involving construction, require a description of and commitment to erosion control measures to minimize resultant siltation in streams and rivers.
- To learn about and prepare for anticipated changes to the climate and potential impacts.
- To protect existing trees in the Town and include tree planting in Town beautification efforts.

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## LINKING VISION AND GOALS TO TOWN FORM

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### General Land Use Plan

A General Land Use Plan illustrates the general intent of policies for future land use, management and development, expressed within reference period not to exceeding fifteen years, as guided in the Province of Prince Edward Island Planning Act, and consistent with the goals, objectives and policies of this Plan. For Georgetown, the General Land Use Plan presents designated areas for particular sets of land uses (Appendix B).

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## Accommodating Growth

Decisions made in Georgetown's history have put the Town in the fortunate position of being a significant land owner. This fact, in combination with the Town's minimal debt load, allows for the Town to plan for and leverage assets in a manner that will best benefit citizens over the long term.

There are opportunities to accommodate residential growth within existing residential zones, and within the municipal service boundary for water and wastewater treatment. Indeed, residential infill is encouraged within the policies of this Plan to maximize the affordability of the infrastructure, as well as its operational efficiencies. Should Council deem it necessary, financially sustainable and in the best interest of the Town to allow for the expansion of these services for new residential growth, an area bordered by North Street to the south east, and Kent Street to the West and Burnt Point Road to the Northeast, is designated as residential and considered the area most suited for such an expansion. However, much of this area lies within the three Wellfield Protection Zones, so while single family residential would be one of the most compatible of all potential uses in such an area, special provisions must apply to future residences located here for the protection of the Town's water supply.

Commercial growth can also be accommodated within the Town's existing boundary if vacant lots on Water Street are developed for commercial purposes, if the node at the intersection of Grafton and Kent is also pursued for commercial use, and if stormwater drainage issues are addressed. The Town also supports in-home businesses, under certain conditions, expanding the opportunities for the provision of commercial services throughout residential zones.

The industries currently present (East Isle Shipyard, Seafood 2000 and United Mussels) in Georgetown, and accommodated by industrial zoning, are quite limited in the ability to grow beyond their current footprint. Future industrial growth may be accommodated via a boundary extension, and appropriate land use designations at that time. It may be noted that in the former Plan (1999) there was a third industrial zone accommodating the Tanks owned by Ultramar between Fitzroy and West Street, North of Grafton. This current Plan now recognizes that area as a Comprehensive Development Area zone where appropriate use, such as light industrial or office-oriented work, will be considered by Council in collaboration with the Georgetown Area Development Corporation and other stakeholders. Any development that does occur will do so via a Development Agreement to ensure future use accommodates both surrounding residential areas, and the capacity of municipal services.

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## POLICIES AND ACTIONS

This Plan provides the overall policy framework to guide development, and related decision making in the Town of Georgetown. The policies, which are central to the implementation of the Plan, are inherently interconnected; however, for ease of presentation they are categorized into the following sections: economic policies; policies relating to the physical (built) environment; social and cultural policies; environmental policies; governance policies; and, policies about budgeting.

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## Economic Policies and Plan Actions

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### F-1 Commercial Economic Development

It shall be the policy of Council to aggressively pursue new retail and service activity for the Town of Georgetown and to work with current operators to support and strengthen existing businesses.

#### Plan Actions

- 1 Council shall maintain a close relationship with all local business operators and look for opportunities to support and encourage local business.
- 2 Council shall work with the Georgetown Area Development Corporation (GADC) to identify and pursue opportunities for joint-promotion of the Town and local businesses and attractions.
- 3 Council shall work with GADC to recruit investors interested in opportunities to establish commercial businesses and services that may not only be viable, but also have been identified by the residents of the Town as desirable.
- 4 Council shall work with GADC and appropriate government agencies to help local residents pursue programs targeted at 'starting your own business'.

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### F-2 Tourism Economic Development

It shall be the policy of Council to target development efforts toward strengthening local tourism infrastructure, attractions, services and related business and employment opportunities.

#### Plan Actions

- 1 Council and GADC shall continue to work closely with the King's Playhouse to expand activities and markets for this facility.
- 2 Council shall continue to work with GADC to develop the Georgetown waterfront including: continued development and maintenance of the Municipal Beach Park; continued development of a Marina; and general beautification and clean up efforts for the Town.
- 3 Council may work with the A.A. Macdonald Memorial Garden Committee, the Georgetown Beautification Society and the GADC to develop a seasonal garden centre to supply local and regional needs and act as a tourism attraction. Opportunities for a gift shop shall also be pursued.
- 4 Council shall work with the Brudenell Resort to promote local attractions and services to Resort guests.
- 5 Council shall encourage the Provincial Government to consider developing the Brudenell Resort into a four season facility.
- 6 Council shall work with GADC and other local groups to expand the number of local festivals and events and to expand opportunities for local tours, harbour excursions, etc.

- 7 Council shall encourage private sector investment in tourism services such as gift shops, craft shops and related activities.
- 8 Council shall promote and encourage the development of a range of tourism accommodations in the Town.
- 9 Council shall identify a site and work with GADC to develop a fully serviced R.V. Park within the Town.
- 10 Council shall encourage the operation of bed and breakfast establishments in the Town.

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F-3 Fishing

It shall be the policy of Council to maintain the viability of Georgetown as a fishing community.

Plan Actions

- 1 Council shall continue to work with the Georgetown Harbour Authority, Georgetown Port Inc., regional development agencies and other stakeholders to maintain a high standard of structural quality of wharves within Georgetown.
- 2 Council shall work with the Georgetown Harbour Authority, and Georgetown Port Inc. to provide adequate security for fishing vessels and gear.
- 3 Council shall maintain a regular dialogue with the Georgetown Harbour Authority, and Georgetown Port Inc. to ensure that fishing interests are adequately taken into account in the long term management and development of the Town.
- 4 Council shall encourage and support the local fishing industry in efforts to collaborate with government and/or academic institutions for research and development activities related to the future health of water-based resource industries.
- 5 Storage of fishing vessels and gear shall be made a permitted use in all zones in accordance with relevant Bylaw.

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F-4 Comprehensive Development Area Designation

It shall be the policy of Council to designate land for the uses of small-scale, light-impact industrial or light-impact commercial, such as offices.

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F-5 Comprehensive Development Area Designation

It shall be the policy of Council to establish a Comprehensive Development Area (CDA) Zone for the uses of small-scale, light-impact industrial or light-impact commercial, such as offices, on land designated as a Comprehensive Development Area.

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## F-6 Industrial Uses

It shall be the policy of Council to support the continued growth and development of the present industrial operations in the Town where they do not conflict with adjacent commercial or residential interests.

### Plan Actions

- 1 Council shall continue to work with local industries to promote their growth and continued viability.
- 2 New industrial development will only be considered where it can be accommodated without creating conflicts for existing and future residential and tourism developments, and thus will expansion plans shall address the concerns of adjacent residents in terms of noise, buffering, lighting, traffic, etc.
- 3 Council shall work with the Georgetown Harbour Authority to provide adequate security for fishing vessels and gear, and other equipment necessary to the viability and success of the Queen's Wharf.
- 4 Council shall maintain a regular dialogue with the Georgetown Harbour Authority to ensure that the long-term interests of Queen's Wharf are adequately taken into account in the long term management and development of the Town.
- 5 A major (large) new industrial park may proceed via a boundary extension to the Town, which may be considered on its merits and based upon the support of the Province.

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## F-7 Public Service and Institutional Designation

It shall be the policy of Council to designate land for the use of public service and institutional facilities.

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## F-8 Public Service and Institutional Zone

It shall be the policy of Council to establish a Public Service and Institutional (PSI) Zone on lands designated for public service and institutional facilities.

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## F-9 Institutions and Services

It shall be the policy of Council to support the institutional facilities and services currently located in the Town and to pursue opportunities to attract additional institutional activities.

### Plan Actions

- 1 Council shall work with G.A.D.C. and other interested parties to attract and accommodate additional institutional facilities and services.
- 2 Council shall ensure that existing and future institutional facilities accommodate, in accordance with regulations, universal accessibility.

- 3 Council shall pursue the establishment of a Clinic and/or health services centre, on a full or part-time basis.

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F-10 Policing

It shall be the policy of Council to maintain the current arrangement of utilizing the services of the R.C.M.P., pursuant to the Provincial policing contract. If policing requirements change dramatically this policy may be revisited.

Plan Actions

- 1 Council shall continue to utilize the services of the R.C.M.P. under the Provincial policing contract

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F-11 Firefighting Service

It shall be the policy of Council to continue to provide municipal fire services through the Georgetown volunteer Fire Department and to provide the department with the financial resources required to maintain a highly trained and well equipped fire service.

Plan Actions

- 1 Council shall continue to support the efforts of the Georgetown Fire Department and supply funding necessary to maintain equipment and training.
- 2 Council shall work with the Georgetown Fire Department to create and implement a long term capital budget plan to address the need for equipment and gear replacement, purchase, or recertification.
- 3 Council may work with the Fire Department to investigate the feasibility of building a new fire hall within the Town.

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F-12 Emergency Measures

It shall be the policy of Council to review the Georgetown Emergency Measures Plan on a regular basis and to ensure it is adequate to address the Town's evolving needs

Plan Actions

- 1 The Town shall update its Emergency Measures Plan (1990) using the template provided by the provincial Emergency Measures Organization for small communities.
- 2 Council shall review the Emergency Measures Plan on an annual basis in order to ensure that it continues to meet the Town's needs.

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F-13 Signage

Since, as a Town, Georgetown does not fall under the provisions of the Highway Advertisement Act, it shall be the policy of council to develop a Signage Bylaw.



Plan Actions

- 1 Council shall develop a general Signage Bylaw as part of the Development Bylaw.

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F-14 Industrial Designation

It shall be the policy of Council to designate existing industrial land in the Town, together with the Queen's wharf and the DOT wharf, for industrial use and to protect these areas from residential encroachment.

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F-15 Industrial Zone

Council shall establish an Industrial (I1) Zone in conformance with the industrial land designation.

Plan Actions

- 1 New industrial development in other parts of the Town shall only proceed via an Official Plan and Development Bylaw amendments.

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F-16 Mixed Use Designation

It shall be the policy of Council to designate land for a mix of land uses.

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F-17 Mixed Use Zone

It shall be the policy of Council to establish a Mixed Use (MU) Zone on the land designated for mixed use.

Plan Actions

- 1 The Council may establish, in collaboration with interested stakeholders, architectural and landscape design guidelines to create a unified look throughout the Mixed Use (MU) Zone.
- 2 Council shall encourage commercial development to locate within the Mixed Use Zone.

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Physical Environment Policies and Actions

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P-1 Promote Residential Development

It shall be the policy of Council to work with the private sector and other levels of government to increase residential subdivision and development activity in the Town. Council shall also initiate a marketing campaign to promote Georgetown's qualities as a residential location.

Plan Actions

- 1 Council shall encourage residential development on vacant Town owned land in the appropriate zones as defined within Development Bylaw.

- 2 Council shall look to identify private sector partners to facilitate housing development in the Town.
- 3 Council shall request that the Georgetown Housing Corporation either immediately develop the balance of its residential land holdings in the Town or transfer ownership to the Town.
- 4 Council shall support the development of a descriptive inventory of available land in Town for the use of promoting and facilitating development opportunities to potential residents, realtors, developers, and other parties.
- 5 Council shall initiate a broad based promotional campaign aimed at attracting new residents to the Town.
- 6 Council shall work with the Georgetown Housing Corporation or other interested stakeholders to develop enough affordable housing to meet current needs and near-future projected demands.
- 7 Council shall ensure that drainage issues on vacant lots within zones allowing for residential use are adequately addressed within a stormwater management plan and its implementation.

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P-2 Residential Land Designation

It shall be the policy of Council to designate land for residential use.

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P-3 Residential Zones

It shall be the policy of Council to establish residential zones on land designated for residential use.

Plan Actions

- 1 Council shall establish a Single Family Residential (R1) Zone and a Multiple Family Residential (R3) Zone.
- 2 Residential zoning shall be in conformance with the General Land Use Plan.
- 3 Residential zones will be defined, in part, by housing density.
- 4 The Development Bylaw shall zone sufficient residential land to meet the projected needs of the Town.
- 5 It shall be the policy of Council to ensure that the predominantly low density residential character of the Town is maintained. Council shall, however, seek to accommodate increased medium and higher density residential development within the Multiple Family Residential (R3) zone.
- 6 High density housing forms will be permitted in commercial areas, adjacent to the downtown and in other areas, subject to strict development standards and adequate buffering from existing low density development.
- 7 Council shall establish residential development standards relating to density, architectural harmony, setbacks, amenity areas, parking, buffering and other matters in order to enhance the health, safety and convenience of residents.

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P-4 Variety of Dwelling Choices

It shall be the Policy of Council to encourage the Georgetown Housing Corporation and all other developers to provide a variety of dwelling choices, to accommodate a range of socio-economic needs and physical abilities.

Plan Actions

- 1 Council shall monitor and assess whether an appropriate amount of barrier free design dwellings exist given the needs of the current and forthcoming citizen demographic, and when needed, encourage the development of barrier free design homes on serviced lots.
- 2 Council shall collaborate with Holland College and local industries to address the housing needs of current and future students and/or workers.
- 3 Council shall support in its Development Bylaw, provisions for the allowance of single family detached dwellings, duplex or semi-detached dwellings, row or townhouse dwellings, mini-homes, and apartments, in order to provide a financial and physical variety of dwelling choices.

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P-5 Accessory Apartments

It shall be the policy of Council to permit the addition of an accessory apartment to any single family dwelling.

Plan Actions

- 1 The Development Bylaw shall permit the addition of an accessory apartment to any single family dwelling provided that adequate parking spaces are provided, the apartment has safe fire exits and meets all requirements of the fire marshal, the exterior of the residence retains any appropriate single family appearance, and the accessory apartment complies with provisions of the Development Bylaw.

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P-6 In-home Occupations

Council shall permit a range of in-home occupations in residential areas, provided there is no significant negative impact on adjacent properties or the immediate neighbourhood

Plan Actions

- 1 The Development Bylaw will set out standards for home occupations, which limit potential residential conflicts such as noise, hours of operation, square footage, number of employees, parking, signage, physical changes to the structure and any other factors which may represent an impediment to the safety, convenience or enjoyment of neighbouring residents.

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P-7 Bed and Breakfasts

It shall be the policy of Council to permit the operation of small scale bed and breakfast establishments in all zones permitting residential use, provided they have no negative effects on the surrounding neighbourhood.

### Plan Actions

- 1 The Development Bylaw shall permit the operation of “bed and breakfast” establishments in all zones permitting residential use provided that they are limited in terms of size, signage, parking, dining facilities and that the overall visual appearance of the building and character of the neighbourhood is not negatively affected.

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### P-8 Mobile Homes and Mini-homes

Policy of the Council shall address the location and upkeep of mobile homes and mini-homes.

### Plan Actions

- 1 Modern mini-homes may be permitted under the Development Bylaw as a “conditional use” in residential zones, but only where they are deemed to be architecturally compatible with adjacent homes.
- 2 No mobile homes or mobile home courts shall be located in the Town.
- 3 Consideration may be given to the establishment of a mini-home subdivision within the Town, subject to individual lot ownership and strict development standards.

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### P-9 Roads

It shall be the policy of Council to work closely with the Department of Transportation and Public Works to ensure that the key routes leading to the Town and the provincially controlled streets within the Town are maintained at the highest possible level. Council shall also ensure that Town owned streets are maintained at a standard which adequately reflects their role and level of use.

### Plan Actions

- 1 Council shall continue to work with the Provincial Department of Transportation and Public Works to monitor the condition of all Provincial roads within the Town and linking the Town to other key destinations.
- 2 Council shall endeavor to ensure that these roads are maintained to a high standard and receive priority attention by the Province.
- 3 Council shall maintain all Town owned streets to the highest level possible within local budgetary constraints, with highest priority being placed on streets with highest projected traffic volumes.
- 4 Council shall continue to facilitate the development and promotion of the Confederation Trail and develop facilities at the terminus of the trail aimed at promoting the Town and its facilities.

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### P-10 Active Transportation

It shall be the policy of Council to maintain a safe system for active transportation, focusing on walking and cycling.

### Plan Actions

- 1 Council shall prepare a plan identifying priority locations for sidewalk expansion.
- 2 Council shall budget for sidewalk expansion as budgets and grant funds permit, and in response to development and safety priorities.
- 3 Council shall ensure that bicyclists are safely accommodated within the existing road system, and links for cyclists, and pedestrians, are provided between the Town's key features and the Confederation Trail.
- 4 Council may work with the GADC to create on Main Street a pedestrian system that is an extension of or connects with the boardwalk built alongside West Street.

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### P-11 Wastewater Collection and Treatment

It shall be the policy of Council to provide high quality wastewater collection and treatment services for the present and future built-up areas of the Town, in a manner that is cost-effective over the long term.

### Plan Actions

- 1 Council shall prepare or commission, and then implement a waste water collection master plan.
- 2 Council shall pursue, in collaboration with the Provincial government, an extension of the Town's boundary, and include within that extension the entire existing and proposed lagoon system.
- 3 Council shall monitor the quality of the effluent leaving the treatment lagoon and shall consider modifying the facility funding for the completion of Phase II of the lagoon upgrade within five years of the adoption of this Plan.
- 4 Council shall pursue Phase III of the lagoon upgrade as budget allows, within a 15 year timeframe from the adoption of this Plan.
- 5 Council shall continue to conduct detailed inspections of the current collection system, establish priorities for repair or replacement and undertake such repair or replacement as budgets permit.
- 6 Council shall give priority to connecting all existing residents within the 250 day wellfield capture zone, designated as Wellfield Protection Zone A (WPA), to the waste water collection system where such services are available.
- 7 Council may consider expansion of the collection system in response to development pressures or in order to facilitate new development, but only as capacity of the system allows and after all existing residents within the 250 day wellfield capture zone, designated as Wellfield Protection Zone A (WPA) are provided service, or there is a plan in place to do so.
- 8 Council shall encourage the development of vacant lots with access to municipal central sewer services before expanding residential land into unserved areas.
- 9 Unserved areas of the Town shall be serviced on a priority basis as budgets permit.

- 10 The Council shall, as budget permits, and before service expansion, integrate backup power for any sewage pumping stations.
- 11 Council shall pursue opportunities to integrate alternative energy technologies into the municipal wastewater collection and treatment system.
- 12 Council shall avoid and limit wastewater infrastructure development in areas where it may negatively impact the natural environment and may require additional studies to assess potential impacts in such areas as a condition of development approval.

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P-13 Central Water System

It shall be the policy of Council to ensure a financially and environmentally sustainable supply of water that meets or exceeds accepted water quality standards.

Plan Actions

- 1 Council shall encourage the development of vacant lots with access to municipal central water service before expanding residential land into unserved areas.
- 2 Council shall avoid and limit development in areas where it may negatively impact the natural environment and may require additional studies to assess potential impacts in such areas as a condition of development approval.
- 3 Council shall ensure that any transfer of central water system responsibilities from the Province to the Town is negotiated in a manner that benefits residents of the Town, is viable for the municipality, and is subject to the system being fully inspected and upgraded as determined by the Town.

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P-14 Stormwater Management

It shall be the policy of Council to work closely with the Department of Transportation and Public Works to ensure that stormwater run-off is managed in a manner which is cost effective and environmentally sensitive and which minimizes risks to public health, safety and private property.

Plan Actions

- 1 Council shall prepare and implement a Storm Water Management Plan for the Town in a timely and cost-effective manner.
- 2 The Town will work with the Department of Transportation and Public Works to ensure that storm water systems are properly installed and maintained in the Town.
- 3 No physical changes or infilling of any lot, stream, wetland or water course shall be permitted without the approval of Council and an assessment of any storm water run-off impacts.

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## Social and Cultural Policies and Actions

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### SC-1 Heritage

It shall be the policy of Council to encourage and support initiatives which protect, enhance and showcase Georgetown's heritage assets.

#### Plan Actions

- 1 Council may work with property owners, community groups, provincial and federal agencies to identify and enhance the significant heritage residences, municipally owned buildings, or institutions within the Town.
- 2 Council may support an advisory committee for the guidance of efforts related to, identifying and enhancing the significant heritage residences, municipally owned buildings, or institutions within the Town.
- 3 The GADC and other groups will be encouraged to purchase and upgrade vacant heritage structures.

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### SC-2 Historical Streetscapes

It shall be the policy of Council to encourage the enhancement of historically significant streetscapes in the Town.

#### Plan Actions

- 1 Infilling on heritage streetscapes will be encouraged to be developed in a sensitive manner which will compliment rather than detract from our historic buildings.
- 2 It shall be the policy of Council to continue to actively promote beautification efforts in the Town.
- 3 Council shall preserve trees on Town property and shall generally encourage the protection and planting of native trees as part of the consultation process on development applications.
- 4 Council will actively support the efforts of the Georgetown Beautification Society and generally promote planting of native trees, flowers and ornamental shrubs in the Town.
- 5 Council may establish a Heritage advisory committee.
- 6 Council may encourage, via a Heritage advisory committee, architectural guidelines and targets for implementation for heritage properties and streetscapes.
- 7 Council shall support efforts to maintain unique architectural features and essential services associated with existing institutions in Town.
- 8 Council shall work with the Georgetown Beautification Society to develop a coordinated tree planting program on both public and private property.

- 9 Council shall host an annual clean up day for the Town, and support initiatives which facilitate participation, such as the provision of a dumpster in a central location for the convenience of residents.

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SC-3 Lifelong Learning

It shall be the policy of Council to pursue and support opportunities for the lifelong learning and social interaction of its residents.

Plan Actions

- 1 Council will encourage Holland College to expand its programming in the Town.
- 2 Council may support the efforts of interested stakeholders and/or the Recreation and Leisure Director to pursue offerings via Community School or a similar service, and may consider doing so in collaboration with neighbouring communities.
- 3 It shall be the policy of Council to promote volunteerism in the Town.
- 4 Council may prepare and adopt a Volunteer Development Strategy.
- 5 Council shall expand efforts to recognize the invaluable contribution of the Town's volunteers and shall initiate activities such as a "volunteer recognition day".
- 6 Council may direct the Recreation and Leisure Director to play a role in supporting and coordinating volunteer activities as needed.

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SC-4 Arts and Culture

It shall be the policy of Council to recognize the importance of arts and culture in Georgetown as a defining feature of the Town's history and future, and to support arts and culture through strategic investments, partnerships, and Council decisions and activities.

Plan Actions

- 1 Council will seek to integrate cultural infrastructure into other projects and initiatives.
- 2 Council shall give consideration to arts and culture within all political and administrative agendas to ensure the integration of this community strength within decision making.
- 3 Council will interpret 'arts and cultural' in a holistic manner, expanding the view beyond the traditional focus to include not only arts and heritage-related activities, but also Town design, leisure, and history. All the pillars of culture will be embraced and developed.
- 4 Council shall support initiatives to showcase the Town's art and cultural assets, and enliven public spaces through good community design, the development of an arts and cultural tourism industry, and hosting major events.
- 5 Council shall support the integration between recreation and cultural service delivery.



- 6 Council shall draw on the expertise and perspectives of citizens actively participating in and/or contributing to the arts and cultural sector in the community to ensure Council decisions are aligned with the community's vision and momentum regarding the development of an arts and cultural tourism industry.
- 7 Council shall encourage local service clubs, church groups, etc. to actively pursue and promote local activities such as lobster suppers, craft fairs, garden parties, heritage days, fishing and boating regattas, nature walks, etc.

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SC-5 Open Space Designation

It shall be the policy of Council to designate land as Open Space.

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SC-6 Open Space Zone

It shall be the policy of Council to establish and Open Space Zone within land designated for Open Space.

Plan Actions

- 1 Council shall ensure the provision of open space accessible to all residential neighbourhoods.
- 2 Council will develop a network of open spaces, linking various green spaces and trail corridors throughout the Town, to create opportunities for active transportation and recreation.
- 3 Open spaces will serve multiple purposes to the benefit of residents. For example, the Memorial Garden may serve as a community park as well as a stormwater retention area and node for trail connection. Council will continue encourage the development of open space which incorporates this type of multi-functional purpose.
- 4 Council and GADC shall continue to support the efforts of the A.A. Macdonald Memorial Garden Committee and the Georgetown Beautification Society.

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SC-7 Recreation and Leisure

It shall be the policy of Council to develop and maintain recreation and leisure programs and facilities that meet the needs of Town residents in a cost effective manner.

Plan Actions

- 1 Council may prepare and implement a Parks and Facilities Plan.
- 2 Council shall maintain the Town's two ball diamonds.
- 3 Council may upgrade the soccer facility.
- 4 Council may continue to develop a new park on the former C.N.R. property on Kent Street which will include expanded recreational facilities such as basketball courts and tennis courts.
- 5 Council shall support the efforts of the Rink Committee to continue to make repairs and improvements to the Three Rivers Sportsplex.

- 6 Council shall develop and ensure the continued maintenance of safe playground areas adjacent to all residential neighbourhoods.
- 7 Council shall continue to seek and provide funding for a full time Recreation and Leisure Director, and provide work space for that Director.
- 8 Council may continue to work with the Recreation and Leisure Director to identify and support Georgetown recreation and leisure opportunities specific to multiple targeted demographics, with specific attention to youth and seniors.

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## Environment Policies and Plan Actions

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### E-1 Environmental Nuisance

It shall be the policy of Council to restrict activities which would cause excessive noise, dust, fumes, vibration or glare from harsh lighting, particularly within residential zones.

#### Plan Actions

- 1 Council shall implement a bylaw controlling the burning of leaves, grass, and refuse in the Town.
- 2 The Development Bylaw shall require that harsh lighting is directed away from adjacent residences.
- 3 Council shall establish procedures to ensure that properties are maintained in a reasonable manner and do not become unsightly.
- 4 Council may develop a bylaw prohibiting Jake braking within Town limits.
- 5 Council shall develop a noise bylaw outlining appropriate thresholds within a given proximity to residences.

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### E-2 Climate Change Adaptation

It shall be the policy of council to collaborate with the Province of Prince Edward Island, other municipalities, and / or non-government organizations for the purposes of learning about, engaging professional services for, and planning and implementing a climate change adaptation program.

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### E-3 Groundwater Protection

It shall be the policy of Council to work with appropriate provincial government departments to protect both the quantity and the quality of groundwater resources in the Town.

#### Plan Actions

- 1 Council shall require that new developments which would result in major water consumption shall be required to perform a water impact assessment to ensure there would be no adverse impact on the Town's water resources.

- 2 The Town may work with the Province to commission or participate in a study that measures actual peak and average groundwater demand of existing customers, and confirms the pumping rates of existing well pumps so that data is available to project future groundwater demands should the system be extended.
- 3 The Town may work with the Province to commission or participate in a study that measures actual peak and average groundwater demand, and models groundwater characteristics for the Georgetown peninsula in order to identify groundwater availability, vulnerability to anticipated changes to precipitation patterns, and salt water intrusion.

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#### E-4 Wellfield Designation

Council shall designate an area to which provisions may be implemented and enforced for the protection of the Wellfield.

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#### E-5 Wellfield Protection Zones

Council shall establish Wellfield Protection (WFP) Zones within land designated for Wellfield Protection. The delineation of the Town's WFP zones shall be defined by the Town's Wellfield Protection Plan to minimize the potential for groundwater contamination and protect the Town water supply. The Town's Wellfield Protection Plan identifies time-dependent capture zones which are surface and subsurface areas surrounding the wellfield through which contaminants are reasonably likely to move toward and reach the wellfield in a given amount of travel time.

Within the WFP zones, the following Plan actions shall be implemented:

##### Plan Actions

- 1 Council shall define within the Town's Zoning and Subdivision Bylaw (Development Bylaw) specific controls on land use within three WFP zones: Zone A, Zone B, and Zone C. These three zones shall correspond with capture zones delineated by the Town's Wellfield Protection Plan. The 250 day capture zone as defined by the Town's Wellfield Protection Plan shall be Zone A, the 25 year capture zone shall be Zone B, and 50 year capture zone shall be Zone C. The degrees of protection cascade from Zone A (most protected) to Zone C (lesser degree of protection). Therefore, if an activity is explicitly allowed in one Zone, it will also be allowed in the Zones cascading outward (subsequent Zones). Likewise, if an activity is disallowed in one Zone, it will be disallowed in the Zones cascading outward (subsequent Zones).
- 2 All unused wells shall be appropriately capped in order to reduce risks to groundwater.
- 3 The Town will seek to acquire vacant commercial and agricultural properties within the WFP zones, as defined by Georgetown's Wellfield Protection Plan.
- 4 Council may identify literature on water conservation, safe disposal of household (and industrial) wastes and other information pertaining to the protection of the water supply and make it available to residents, business operators and property owners.
- 5 A plan will be developed and implemented to improve the security around operational wellheads, including the provision of appropriate signage.

- 6 A Wellfield Protection Advisory Committee consisting of municipal and provincial representatives, as well as interested stakeholders, may be established by Council.
- 7 The Town shall work with the Province to conduct or commission a field survey within the WFP zones to document agricultural practices, petroleum storage tank construction and fuel handling procedures, and to determine the status of any existing or former wells and on-site sewage disposal systems.
- 8 The Town shall work with the Province so that any eventual municipal boundary extension encompasses all properties delineated within the Town's Wellfield Protection Plan as capture zone boundaries (250 day, 25 year and 50 year zones), and any such extension and/or amendment to the Official Plan to accommodate growth, must have regard to the following:
  - a) an assessment (submitted in a written report) by a qualified hydrogeologist or hydrogeological engineer, of the current yield of existing wells or wellfield, and ensure that development potential is contained within the sustainable operating capacity of the water supply system; and
  - b) an assessment (submitted in a written report) by a qualified hydrogeologist or hydrogeological engineer, of the risk of contamination of the groundwater supply or over-consumption inherent in changing from one land use designation to another.
- 9 Until the time at which the entire WFP capture zone boundaries are within the Town's jurisdiction, the Town will work with the Province to control land uses within the WFP Area in order to minimize risks to groundwater.
- 10 The Town shall work with the Province to ensure that appropriate safety controls are present for all oil tanks within the WFP zones.
- 11 The Town shall work with the Province to acquire funding to implement inspections and monitoring services for the long-term as identified in the Town's Wellfield Protection Plan in order to mitigate present and future risks to water quality.
- 12 The Town shall work with the Province to ensure that production wells comply with current applicable regulations.
- 13 Simultaneously to an Official Plan review, Council will conduct a review of the Town's Wellfield Protection Plan.
- 14 Council may work with a qualified professional to confirm, and/or more specifically delineate, and/or extend the location of Wellfield protection capture zone boundaries.
- 15 Council shall work with qualified hydrogeologists to monitor the downgradient water quality associated with all cemeteries located within any of the Wellfield Protection zones.
- 16 Council may investigate the re-location of municipal wells for improved long-term protection and sustainability.

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## E-6 Surface Water Quality

It shall be the policy of Council to work with our neighbours and the Provincial Government to preserve and upgrade the quality of the region's rivers, streams, bays, estuaries, wetlands and other surface water features.

### Plan Actions

- 1 Council will work with provincial departments, including the Department of Environment, Energy and Forestry and the Department of Fisheries, Aquaculture and Rural Development, as well as area municipalities, area residents and other interested groups such as the Island Nature Trust and Ducks Unlimited to protect and enhance the regions significant surface water features.
- 2 The Development Bylaw shall establish a buffer zone adjacent to all streams, rivers and wetlands.
- 3 The Development Bylaw shall require construction activities to implement erosion and siltation control measures to ensure the protection of adjacent streams and wetlands and minimize run-off onto adjacent properties.
- 4 Council shall partner with community organizations to plan and implement an annual shore clean up day. At such an event, Council may support collaborative efforts with other government agencies or environmental organizations to provide educational programming on water and beach ecosystems and current state of health.

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## E-7 Greenhouse Gas Reduction

It shall be the policy of Council to support initiatives which result in the reduction of greenhouse gas emissions.

### Plan Actions

- 1 Council may develop, or commission the development of a baseline inventory of municipal and or community greenhouse gas emissions.
- 2 Council shall support initiatives which reduce the consumption of fossil fuels through improved systems and operational efficiencies, conservation, fuel switching, and/or the promotion of behavioral change.
- 3 Council shall investigate the feasibility of opportunities to integrate renewable energy and/or energy storage technologies within municipal infrastructure systems or municipally owned facilities.
- 4 Council will encourage and support industries and commercial ventures within Town that pursue district heating, cogeneration, or waste heat recovery.

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## E-8 Alternative Energy

It shall be the policy of Council to investigate and support the incorporation of alternative energy technologies and infrastructure within the Town's jurisdiction when such integration would result in

direct benefits to a Town citizen(s), and / or results in the avoidance or reduction of greenhouse gas emissions.

Plan Actions

- 1 Council may engage the help of professionals to assess potential impacts of an alternative energy technology or related infrastructure.
- 2 Council may engage the help of professionals to assess the potential energy capacity of various forms of alternative energy available within an area or at a site within the Town’s jurisdiction.
- 3 Council may develop standards regulating any nuisance or potential harmful aspect of alternative energy technologies of any scale.
- 4 Council may develop and / or support programs and initiatives that increase citizen’s knowledge of and access to alternative energy technologies for space or water heating, or electricity generation.
- 5 Council may seek to replace or offset the municipality’s current electrical load and / or heating load with locally generated forms of alternative energy.

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E-9 Reduced Air Pollutants

It shall be the policy of Council to support initiatives which reduce the emission of air pollutants.

Plan Actions

- 1 Council shall evaluate all applications for development or construction for their potential emissions of criteria air contaminants (nitrogen oxides, sulphur oxides, volatile organic compounds—the major cause of smog and acid rain—as well as particulate matter, carbon monoxide and, ammonia).
- 2 Council shall evaluate all applications for development or construction for their potential emissions of heavy metals (such as mercury or lead), persistent organic pollutants, toxics and ozone depleting substances. Reference shall be made to the Canadian Environmental Protection Act for definition of these pollutants.
- 3 Council shall support community wide, and/or municipal initiatives that support the reduction of air pollutants through education, improved efficiencies in infrastructure or operations, the installation of end-of-pipe technologies, or bylaw development prohibiting a combustion activity within Town limits resulting in obnoxious or environmentally unacceptable emission levels.

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Governance Policies and Actions

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G-1 Plan Review

It shall be the policy of Council to periodically review the Plan and related documents in accordance with Provincial law and criteria as set out in this Plan.

## Plan Actions

- 1 Council shall review the Official Plan every five years.
- 2 The Town will assist existing and future Council members to become knowledgeable about the concepts embodied in the Official Plan.
- 3 The Town will maintain open and transparent communication with all residents and community organizations while implementing and reviewing this Plan.

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## G-2 Partnerships and Collaboration

It shall be the policy of Council to pursue partnerships or work collaboratively when opportunities for doing so would directly benefit Town residents and/or reduce municipal costs.

## Plan Actions

- 1 The Town will pursue and maintain partnerships with other municipalities, levels of government, and private industry when collaboration would benefit the implementation or enforcement of policies and actions described in the Official Plan, benefit Georgetown residents, and / or reduce Town costs.
- 2 Consider, as a condition of future cost-sharing or other financial assistance with physical infrastructure or a service, whether the relevant authority, commission or carrier demonstrates that its proposed plans support the specific policies of this Plan.
- 3 Council shall work with appropriate Provincial departments to develop a signage strategy that allows for the promotion of the Town on Provincially managed roads.
- 4 Council shall work with local businesses, current wharf users and the Provincial Government to ensure that the DOT Wharf is maintained at a high level and remains designated as one of the Province's key shipping ports.
- 5 Council shall work with shippers to ensure their needs are met for an efficient truck route through the Town to the DOT Wharf in order to expedite vessel loading, minimize traffic conflicts and safety concerns, and minimize the emission of air pollutants and greenhouse gases.
- 6 Council will assume a leadership role, forming strategic collaborations between government levels and with community organizations, setting mutual development and investment priorities for effectively investing in the arts and culture sector.
- 7 Council may partner with Provincial departments and neighbouring municipalities to promote solid waste reduction, re-use and re-cycling and to ensure the continued management of solid waste in a financially and environmentally appropriate sustainable manner.

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## Budget Policies

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### B-1 Property Tax and Utility Rates

Council shall strive to maintain stable and affordable property tax and utility rates

Plan Actions

- 1 Council may investigate and implement changes to municipal taxes based on changes in the assessed values of properties within Georgetown.

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B-2 Deficit

Council shall not budget for an operating deficit in any fiscal year

Plan Actions

- 1 Any incurred deficit will be addressed as part of the subsequent annual budget

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B-3 Cost-Sharing

Council shall aggressively pursue all options for cost-sharing and maximize assistance from other levels of government

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B-4 Major Capital Expenditures

Major capital expenditures shall be amortized over an appropriate number of years

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B-5 Staffing

Council shall continue to maintain low permanent staff levels and contract out for specialized services until needs and projected savings warrant further staffing

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B-6 Permit Fee

Council may alter the current fee structure for permits from a flat fee, to a scale based on square footage with a maximum cap.

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## IMPLEMENTATION

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### Development Process

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#### Administration

Administration and implementation of this Official Plan is the responsibility of Council. The Council may, however, seek the input of a Planning Board on matters pertaining to the Plan.

The primary implementation tool for the Plan is the Development Bylaw. Aspects of the Plan may also be implemented through other municipal bylaws, Council's operating policies and procedures, the



municipal budget and other appropriate Council actions. Council may also delegate aspects of the implementation of this Plan to a Development Officer appointed by Council.

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#### Development Bylaw

The Council of the Town of Georgetown reviewed the Official Plan and Development Bylaws in winter of 2008-2009, and amended them from the original documents created in 1999. In accordance to the provisions of the **Planning Act**, current zoning and subdivision control bylaws are in conformance with the policies and provisions of this Plan. The revised and consolidated Development Bylaw document shall be referred to as the Town of Georgetown Development Bylaw. The Development Bylaw shall set out specific land use areas and zones, permitted uses for each are or zone, standards and procedures for development and land use, and procedures and standards to control the subdivision and consolidation of land in the Town. The Bylaw may also provide for “conditional” and “special permit” uses.

The Development Bylaw shall be interpreted by a Development Officer employed by the Town of Georgetown, or by the Planning Committee during times in which a Development Officer is not employed, or for permits

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#### Approval of Development or Change of Use

The Development Bylaw shall require any person undertaking any development or change of use of land or premises to apply for a development permit using a standard application form. Exceptions shall be noted in the Bylaw. Council may attach such conditions as it deems appropriate to any development permit in order to ensure conformance with this Plan.

The Bylaw may also require submission of a Construction Plan for the, development outlining such details as construction phasing, stockpiling of soil, screening or fencing, erosion or urn-off control measures, heavy truck access and any other item which could present a nuisance or hazard during construction.

Once the development is approved, a numbered permit will be issued which must be displayed at the site. The receipt of a permit does not excuse the applicant from complying with any provincial or federal laws in force, such as fire protection, health and safety, sewage disposal, plumbing and electrical installations and others. Council will maintain a liaison with provincial officials as required during the permit issuing process.

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#### Development Agreement

Council may, at its discretion and as specified within Bylaw, require the Developer of a development or a subdivision to enter into a Development or Subdivision Agreement. This agreement will contain all conditions which were attached to the building permit or subdivision approval and will be legally binding on both parties.

## Variances

Council may grant variances to the provisions of the Development Bylaw where strict compliance would represent an inappropriate burden to the land owner and where the general intent of this Plan is upheld.

## Budgeting

While the Development Bylaw and other Bylaws passed under the ***Municipalities Act*** are the primary tools for controlling and directing private sector development activities in the Town, the municipal budget is the key policy tool for directing the activities of the Town. As such, the budget is a key implementation tool for the policies laid out in the Plan and, to the extent practicable, the budget should conform to the policies of this Plan.

## Capital priorities

With the assistance of federal infrastructure programs, the Town and EISI have requested and received funding for several projects related to the upgrade of its existing infrastructure. For the community to be in good position to provide adequate servicing for the next five to 10 years there are several upgrades required, as discussed in previous sections. Table 1 provides a summary of the projects that have been approved, and a list of projects that are recommended over the next 10 years.

**TABLE 1 Capital Project Summary**

Priority	Project	Value *	Construction Period	Comments & Impact
<b><i>Approved Projects (funding in place)</i></b>				
	Lagoon Upgrades Phase II	\$385,000	June-Sept 2009	Improved sewage treatment quality, cleaner receiving waters
	Storm Water Master Plan	\$15,000	next 10 years	Planning tool for improvements to surface water related issues, cleaner receiving waters
	Well Field Upgrades and Chlorination (through EISI)	\$250,000	June-Sept 2009	Improved water quality and capacity, wells upgraded to today's standards
	Water Street Reconstruction	\$975,000	May to Aug 2009	Replacement of aging infrastructure, increased reliability of systems
<b><i>Recommended Projects</i></b>				
1	Lagoon Upgrades Phase III	\$600,000	next 3 years	Increased sewage treatment capacity, cleaner receiving waters

**TABLE 1 Capital Project Summary**

Priority	Project	Value *	Construction Period	Comments & Impact
2	Sanitary Sewer Master Plan, including completion of video of existing infrastructure	\$100,000	next 3 years	Planning tool for improvements to the existing collection system, including replacement of aging, leaking infrastructure
3	Improvements to existing sewage pumping station, including diesel backup generation	\$200,000	next 3 years	Increased reliability, increased capacity, cleaner water
4	Implement supervisory, control and data acquisition (SCADA) system	\$50,000	next 5 years	Planning tool for more efficient management of infrastructure systems
5	Install water main on Grafton, from East St to Burnt Point Road	\$150,000	next 5 years	Remove all septic systems and individual wells from within the community, increase reliability, cleaner water
6	Service the remaining core with water & sewer	\$1,200,000	next 10 years	
7	Extend water and sewer servicing to future residential area between Kent and East Royalty Road	\$750,000	next 10 years	Provision of fully serviced lots for future growth

\*includes a 20% allowance for engineering & contingency, exclusive of GST.

## Collaborations and Partnerships

The Town of Georgetown actively builds and engages in collaborative relationships with neighbouring Towns and villages. For example, Georgetown, Montague and Souris share a commitment to work together to manage resources in a way that is in the best interests of all affected resident / taxpayers.

Evidence of this commitment includes a joint application to the Capacity Building Fund submitted to the Department of Communities, Cultural Affairs and Labour, Infrastructure Secretariat (February 2008) for the purposes of engaging a joint Bylaw Enforcement Officer for the Towns of Georgetown, Montague and Souris. Further, the three Towns intend to offer the Bylaw Enforcement service to other communities in the region via subcontract agreements. Also, Georgetown is coordinating a regional movement towards the establishment of a ferry service for pedestrians between the communities of Georgetown, Lower Montague, the Community of Brudenell and the Roma tourist site in Brudenell. All three communities are located in Kings County and have a unique opportunity to link via water connections. Such a service would enhance transportation connections and provide a feature experience to the existing Points East Coastal Drive and Confederation Trail, as well as support the Brudenell Provincial Park and Panmure Island Park. A submission of interest to access funding through the Public Transit Capital Trust Program was submitted in October 2007. This submission was

accompanied by letters of support from numerous regional partners, including the Georgetown Area Development Corporation, Active Communities Inc., and Island East Tourism.

Future collaborations will include, but not be limited to, investigating the need for and feasibility of a joint Development Officer. As well, the communities of Georgetown, Montague and Souris are currently working together to find solutions for other common needs and issues. While some of these directly involve the sustainability of providing essential municipal services and accessing funding, others topics on the table include sharing resources to offer residents within the region a rich variety of social and cultural programs for their physical and mental well-being.

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### Official Plan Review

Council will, on a regular basis, review its activities in terms of the successful implementation of this Plan in accordance with the provisions of the ***Planning Act***.

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### Amendments

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

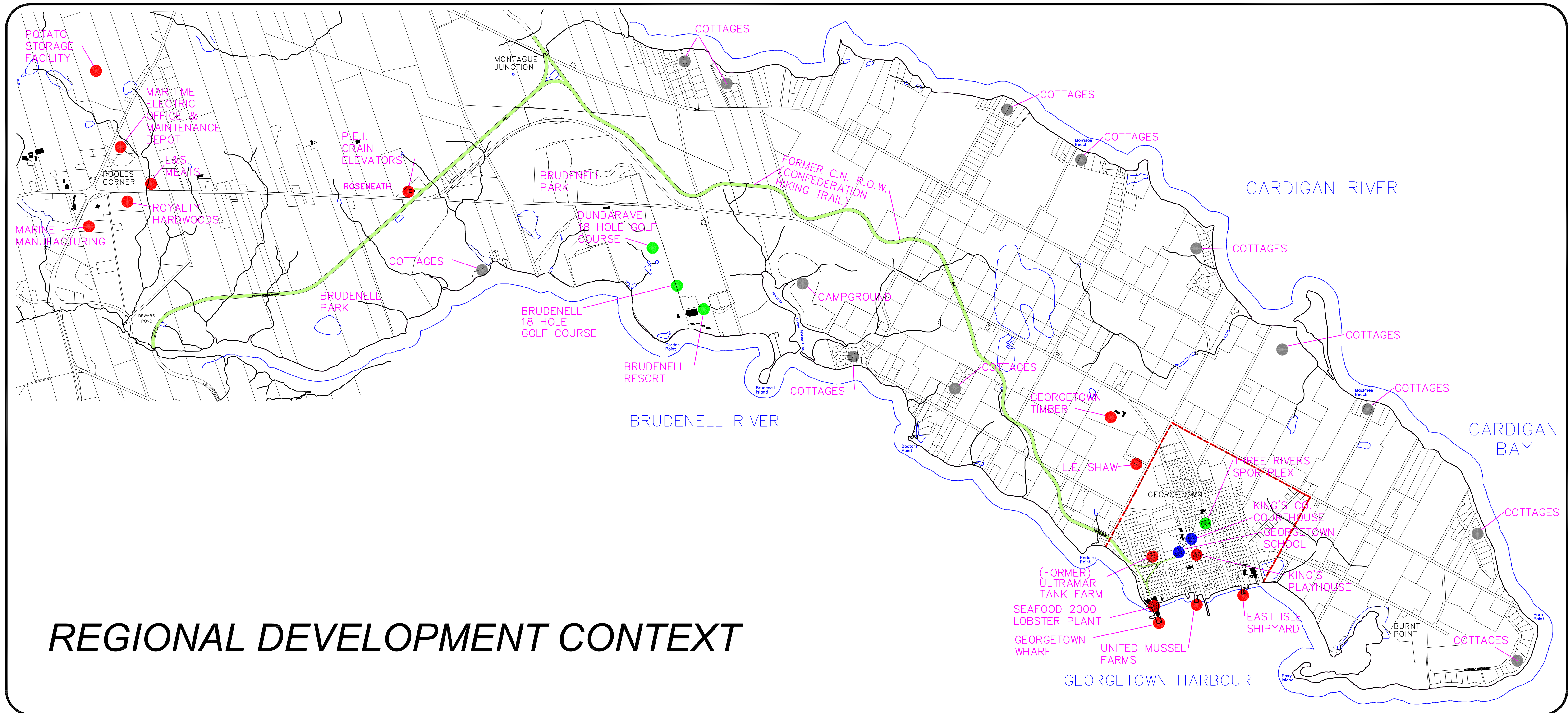
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### Appeal Procedure

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

# APPENDIX A

Regional Development Context Map



**REGIONAL DEVELOPMENT CONTEXT**

# APPENDIX B

General Land Use Plan

