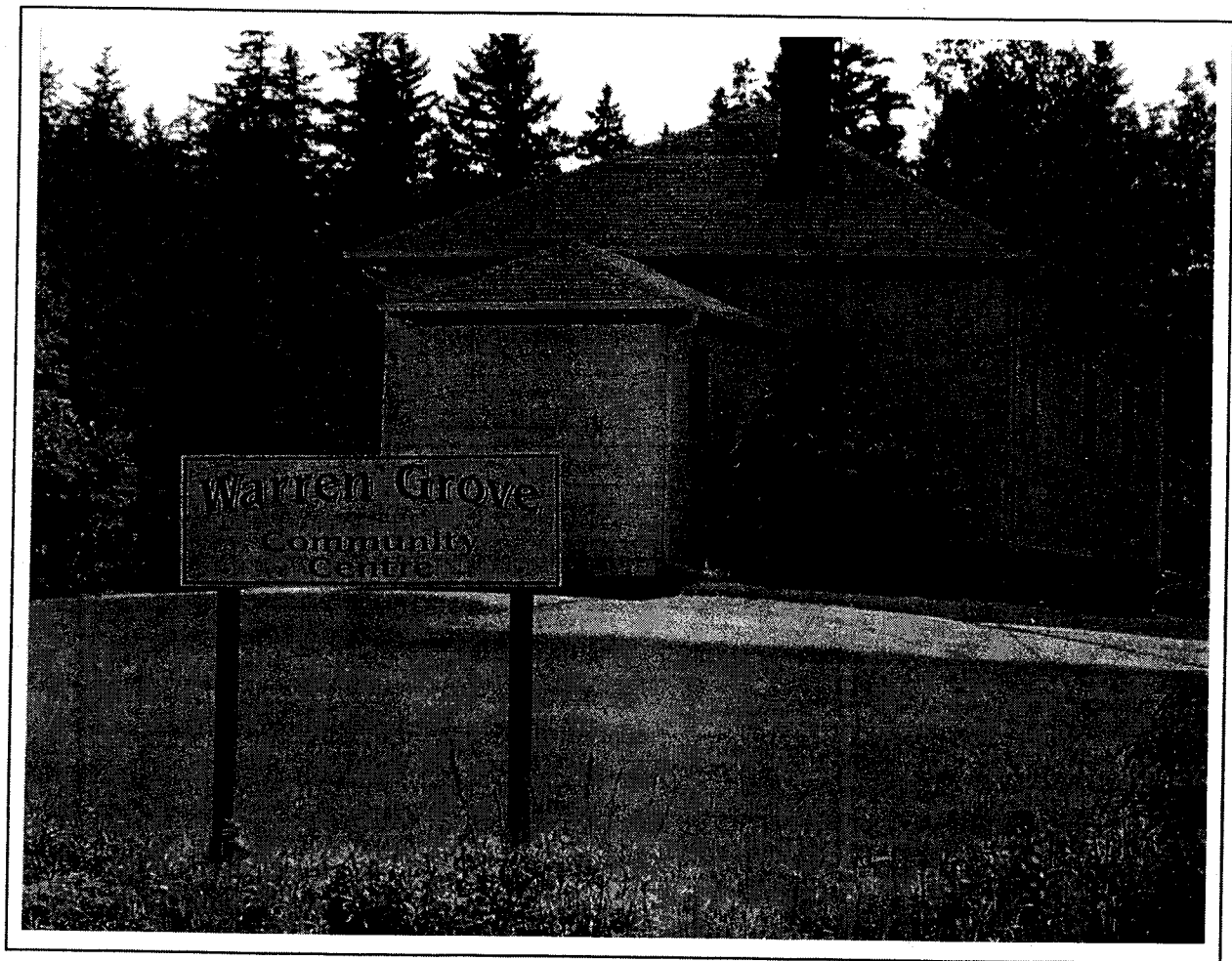


COMMUNITY OF WARREN GROVE
2003 OFFICIAL PLAN
&
ZONING & SUBDIVISION CONTROL BYLAWS



Warren Grove Community Council
Warren Grove Planning Board

COMMUNITY OF WARREN GROVE

2003 OFFICIAL PLAN

**Warren Grove Community Council
Warren Grove Planning Board**

Table of Contents

| | Page |
|-----------------------------------------------------|-------------|
| 1.0 Introduction | |
| 1.1 Background of 2003 Official Plan | 1 |
| 1.2 Legal Basis for the Official Plan | 1 |
| 1.3 The 2003 Official Plan | 1 |
| 1.4 Time Period | 1 |
| 1.5 Planning Area | 1 |
| 2.0 Location | 2 |
| 3.0 Community Development | 2 |
| 3.1 Existing Land Use | 2 |
| 3.2 Population | 2 |
| 3.3 Residential Development | 3 |
| 3.4 Community Services | 4 |
| 3.5 Transportation | 4 |
| 4.0 Community Goals, Objectives and Policies | 4 |
| 4.1 Future Land Use | 4 |
| 4.1.1 Residential Development | 5 |
| 4.1.2 Agricultural Development | 7 |
| 4.1.3 Commercial Development | 9 |
| 4.1.4 Public Service & Institutional Development | 10 |
| 4.1.5 Recreation & Public Open Space Development | 12 |
| 4.2 Transportation | 12 |
| 4.3 Municipal Services | 14 |
| 4.4 Regional Resources | 16 |
| 4.4.1 Excavation Pits | 16 |
| 4.4.2 Arterial Highway Bypass Extension | 16 |
| 5.0 Permits | 17 |
| 5.1 Building Permits | 17 |
| 5.2 Subdivision Permits | 18 |
| 5.3 On-Site Sewage Disposal System Permits | 19 |
| 6.0 Plan Administration | 20 |
| 6.1 Zoning and Subdivision Control Bylaws | 20 |
| 7.0 Plan Review | 20 |

COMMUNITY OF WARREN GROVE

2003 OFFICIAL PLAN

1.0 Introduction

1.1 Background of 2003 Official Plan

Warren Grove officially became a community on February 16, 1985. Located on the western periphery of Charlottetown, Warren Grove is predominantly an agricultural community, although a scattering of residential and residential-commercial developments have occurred over the years. In 1986, the Community developed its first official plan and development control bylaws. The land use objectives and policies established in 1986 have fared the Community well in the intervening years. But with the recent amalgamations in the Charlottetown and Cornwall areas, the Warren Grove Community Council decided it was time to have a new look at the Community's land use and development policies in order that Community could maintain its rural character in the shadow of encroaching urban development happening around it.

1.2 Legal Basis for the Official Plan

The Province's *Planning Act* R.S.P.E.I. 1988, Cap. P-8 and *Municipalities Act* R.S.P.E.I. 1988, M-13 gives the Warren Grove Council most of its powers. The *Planning Act* gives Council the authority to appoint a planning board, adopt an official plan for the Community, and to make bylaws that will help, in part, to implement the policies identified in the Plan.

1.3 The 2003 Official Plan

The 2003 Official Plan for the Community of Warren Grove is a formal set of objectives and policies approved by Council concerning the nature, extent, and pattern of future land use and development within the Community until the year 2013. The 1986 Official Plan serves as the basis of the policies contained in the 2003 Plan.

The land use and development objectives set out in the Plan are broad statements of intent, while the policy statements serve as guidelines indicating the specific action which will be taken to achieve the stated goals and objectives. The 2003 Community of Warren Grove Official Plan also serves as a basis for the 2003 Zoning and Subdivision Control Bylaws which will implement the policies outlined in the Plan.

1.4 Time Period

The 2003 Official Plan directs the future of Warren Grove for approximately the next 10 years, and will be subject to periodic review of the extent to which the objectives have been achieved.

1.5 Planning Area

The geographical area that is the subject of the 2003 Official Plan is the area within the legal municipal boundaries of the Community of Warren Grove.

2.0 Location

The Community of Warren Grove is located to the west of the Province's capital city, Charlottetown, and to the northwest of the Town of Cornwall. Map #1 shows the location of Warren Grove within the Greater Charlottetown Region.

3.0 Community Development

3.1 Existing Land Use

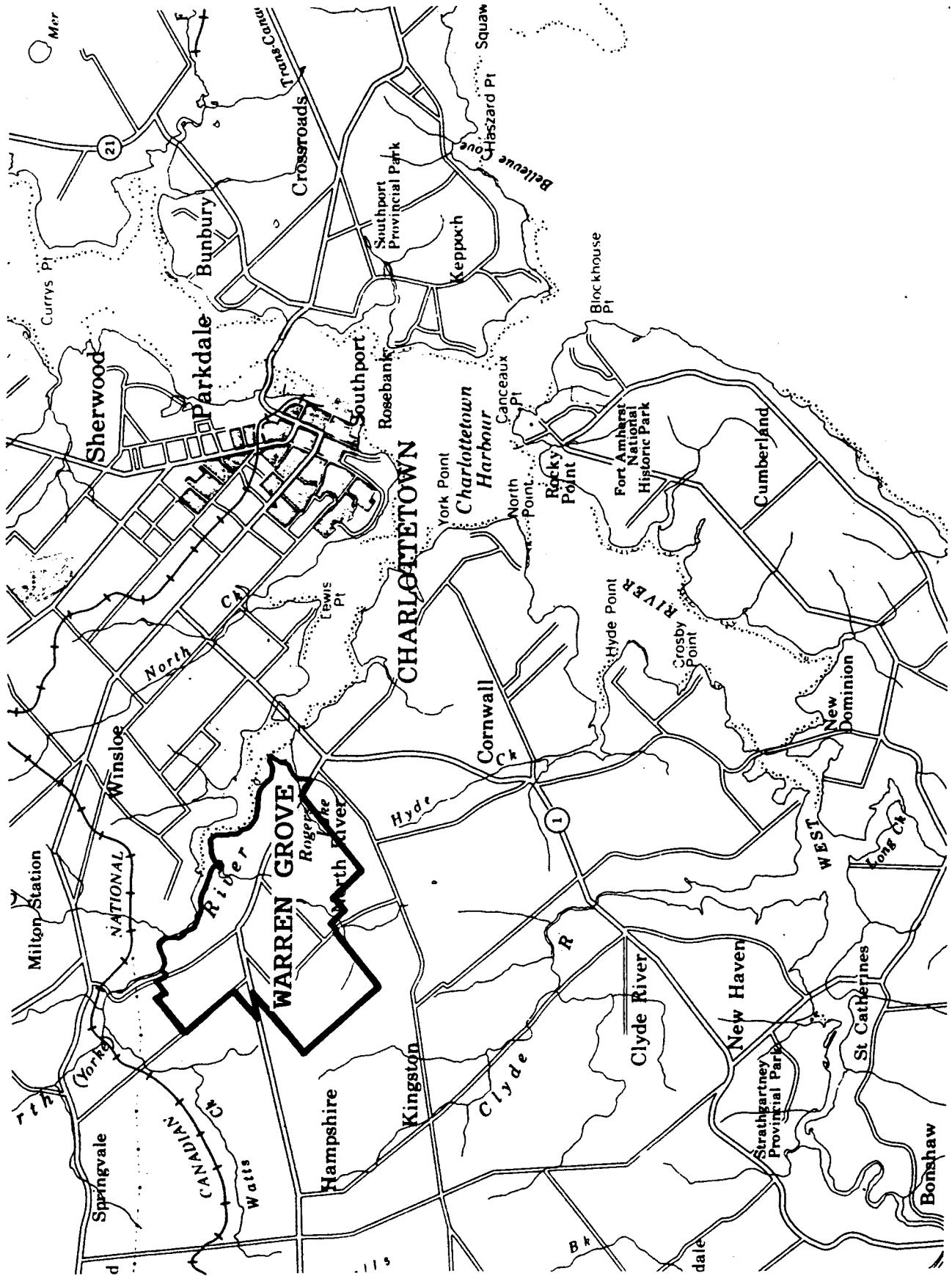
Table 1 indicates the results of a land use survey conducted within the Community in the summer of 2002.

Table 1: Land Use Survey Results: 2002

| Land Use | Approx. Acreage | Percentage of Total |
|--------------------------------|-----------------|---------------------|
| Agriculture | 1,119 | 44.6 |
| Residential | 349 | 14.0 |
| Residential-Commercial | 12.5 | 0.5 |
| Commercial | 2.5 | 0.1 |
| Public Service & Institutional | 95 | 3.8 |
| Undeveloped | 423 | 17.0 |
| Forested | 391 | 15.6 |
| Natural areas | 56 | 2.2 |
| Transportation | 54 | 2.2 |
| Total | 2,502 | 100.0 |

Map #2 - Generalized Land Use shows the generalized land use pattern of the Community as it currently exists.

Map #1 - The Community of Warren Grove in the Greater Charlottetown Region.



3.2 Population

The 2001 Stats Canada census indicated the population of Warren Grove to be 332 persons. This is an increase of 37 people (+12.5%) since the 1996 census of 295 people, and an increase of 72 people (+27.7%) over the 1986 population of 260 people. The current population of Warren Grove is estimated at approximately 342 persons.

3.3 Residential Development

The 2001 Stats Canada census indicated that there were 115 private dwellings in the Community. A survey of residential lots within the Community in the summer of 2002 indicated that there were 118 residential dwelling units.

3.4 Community Services

Police protection for the Community is provided by the Royal Canadian Mounted Police through a contract with the Province respecting police services in rural communities.

Fire protection for the Community is contracted with the North Shore Fire Department.

Except for a small number of homes at the southeastern boundary of the Community which are connected to the Town of Cornwall's centralized sewer and water distribution system, the majority of homes within the Community are serviced by individual wells and septic tanks.

Garbage collection within the Community is on an individual contractual basis.






3.5 Transportation

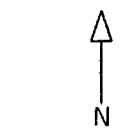
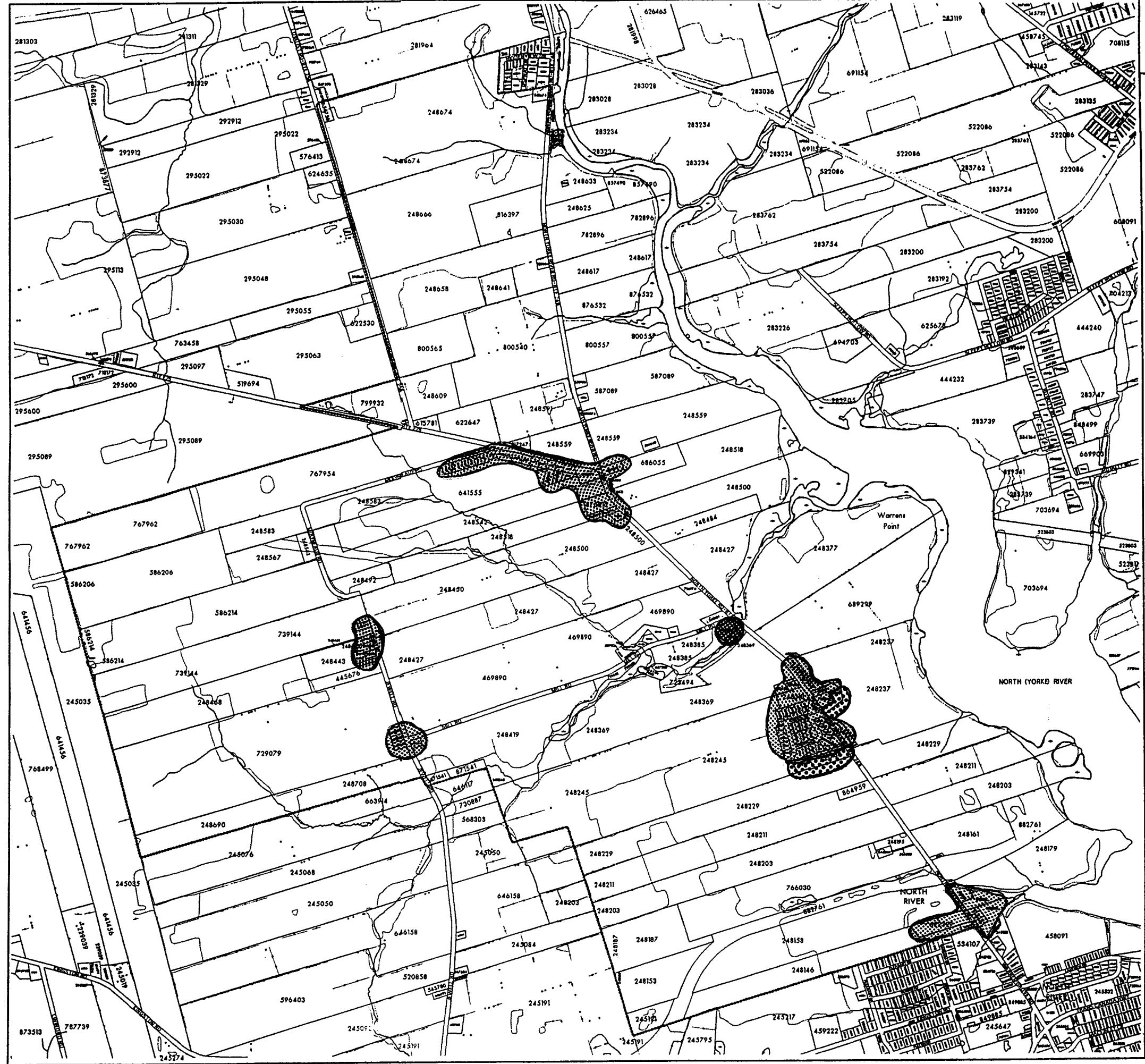
The Community's main roadway, the North Yorke River Road (Rte. 248) and the Wiltshire Road (Rte. 225) both serve as a collector roads for the movement of people and goods through the Community. There are several local roads in the Community - the Loyalist Road (Rte.256), Molyneaux Road, Mill Road, Jewel Road, and Cheryl Crescent. Map #3 - Transportation System shows the transportation routes through the Community.

4.0 Community Goals, Objectives and Policies

The extent and nature of future land use and development growth and change in Warren Grove is dependent on current trends in the Community's land utilization and population characteristics. It is also dependent on the quantity and quality of the Community's housing stock, its economic and social development, its community services, and its transportation networks. The manner in which this growth and change will occur in the Community in the future depends on the establishment of a formal set of objectives and policies concerning the nature, extent and pattern of future land use and development within the Community. The Warren Grove Community Council has developed a formal set of goals, objectives and policies governing future land use and development in the

Map #2
Generalized Land Use

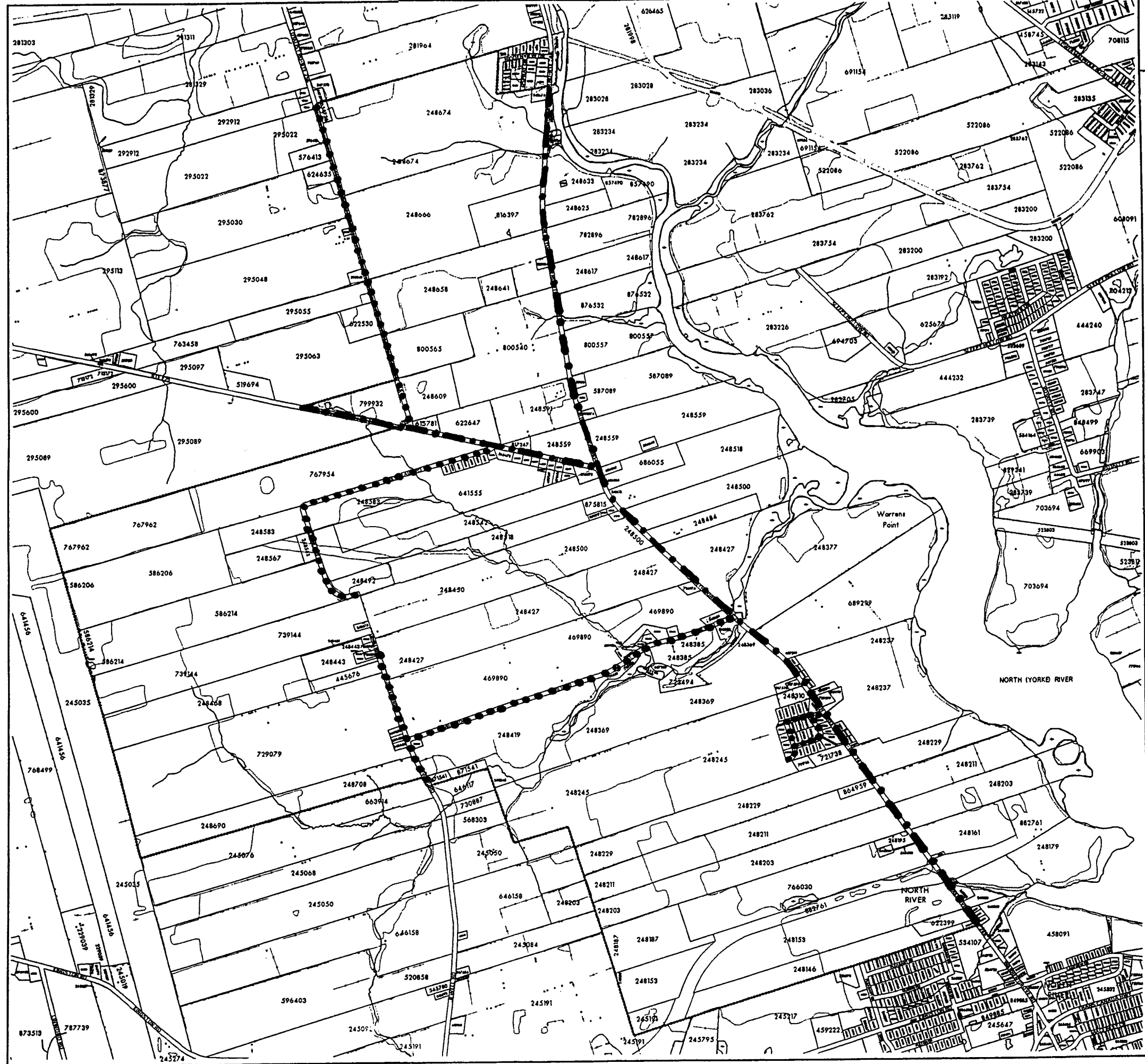
-  R - RESIDENTIAL
-  A - AGRICULTURE
-  C - COMMERCIAL
-  I - PUBLIC SERVICE & INSTITUTIONAL
-  O - RECREATION & PUBLIC OPEN SPACE



SCALE: 1"=500'

Map #3
Transportation System

- Local roads ●●●●●●●●
- Collector roads ■■■■■■



SCALE: 1"=500'

Community for the next ten years, based on an analysis of identified land use and development trends in the Community, and on input received from its residents.

4.1 Future Land Use

Map #4 - Concept Plan for Future Land Use reflects the objectives and policies outlined. The concept plan is meant to serve only as a guide to the spatial arrangement of future land uses within the Community, and does not, as such, denote a specific type of development or zone designation on a property-by-property basis.

Goal

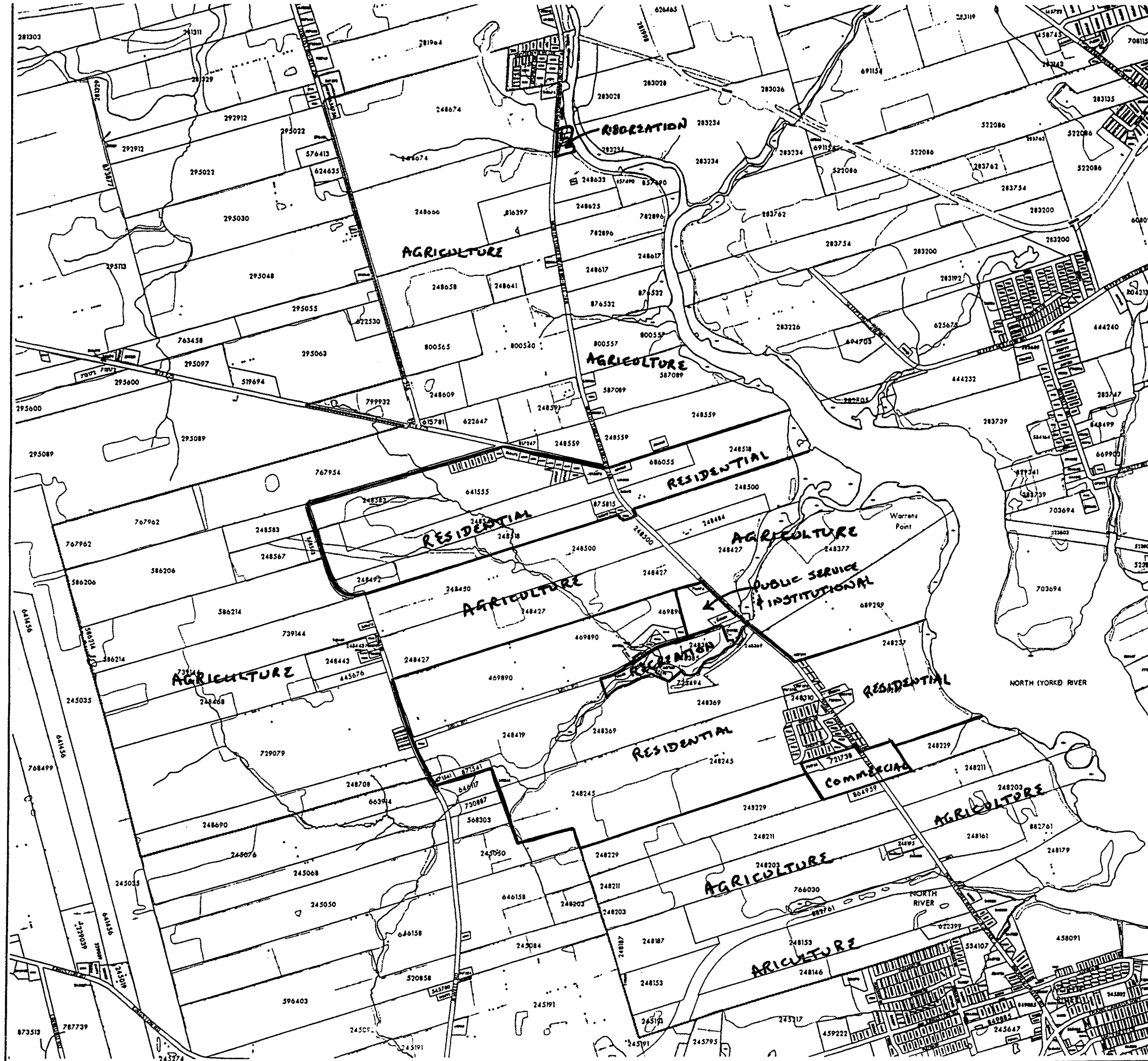
The primary goal with regard to future land use in the Community of Warren Grove is to encourage some new non-agricultural development within the Community, while, at the same time, permitting the existing agricultural land uses to be maintained. Council recognizes that, while the predominant land uses within the Community at present are agricultural, it believes that Warren Grove, located as it is adjacent to the City of Charlottetown and the Town of Cornwall, will only be subject to increased development pressures within the coming decades. Therefore, it is Council's opinion that consideration should be given at this time to accommodating a limited amount of non-agricultural development within the Community, and to identify potential areas for such development in the Official Plan's Concept Plan for Future Land Use, in order to guide this development in a manner that will permit the Community to grow and prosper, while maintaining the overall rural character of the Community.






4.1.1 Development and Population Growth

It is anticipated that, as the Community of Warren Grove is now part of the Charlottetown Special Planning Area (CSPA), residential development within the Community will, at least for the next several years, progress at a reduced level, and that it will be, by nature, of a low density, single and two-family type.

A review of development records for the Community indicated that between the period of 1992 (last year for accurate records are available) and 2002, there were 25 building permits for residences issued within the Community. Projecting the yearly average (2.5/year) forward for another 10 years, the Community could possibly see an additional 25 new residences in the Community by the year 2013. Based on the 2001 Stats Canada figure of the average number of persons per household in the Community of 2.9 persons per household (332 persons/115 dwellings = 2.9), this could see a population increase of approximately 73 people in Warren Grove by 2013. During the same 10 year period, there were 15 subdivision approvals granted.

Map #4
Concept Plan
for Future Land Use



-  R - RESIDENTIAL
-  A - AGRICULTURE
-  C - COMMERCIAL
-  I - PUBLIC SERVICE & INSTITUTIONAL
-  O - RECREATION & PUBLIC OPEN SPACE

↑
N
SCALE: 1"=500'

The Community recognizes the necessity to accommodate present and anticipated future demand and preferences for residential housing in an orderly, economic manner, while reducing the possibility of land use conflicts and “ribbon development” along the Province’s rural highways. The Community supports the Province’s policies respecting development within the Charlottetown Special Planning Area (CSPA).

Objective

It is the Community’s objective to maintain the traditional rural character of the Community of Warren Grove while permitting low density (single and two family) residential development to take place.

Policies

In order to achieve this objective, the Community shall adopt the following policies:

Residential Development Policy

It shall be Council's policy that residential development within the Community shall conform to the Province's policies and regulations governing the subdivision of land for residential purposes in the Charlottetown Special Planning Area.

Plan Action

The Province's regulations governing the subdivision of land for residential purposes in the Charlottetown Special Planning Area will be incorporated into the Community’s Zoning and Subdivision Control Bylaws.

Residential Zone Policy

It shall be Council's policy that specific areas within the Community shall be zoned for residential development, and that regulations shall be established governing residential development within the Community.

Plan Action

The Community’s Zoning and Subdivision Control Bylaws will establish Residential (R) Zones within the Community, and shall establish regulations governing development with such zones.

Residential Density Policy

It shall be Council's policy that only low density residential development (single and two family dwellings) will be permitted within the Community.

Plan Action

The Community's Zoning and Subdivision Control Bylaws will restrict residential development in the Community to single family and two family dwelling units, and will establish specific provisions governing two family residential developments.

Minimum Lot Size Policy

It shall be Council's policy that the minimum lot sizes requirements for residential lots within the Community shall be greater than the minimum lot size standards of the Province's *Planning Act* Regulations.

Plan Action

Minimum lot sizes for residential development within Warren Grove will be established in the Community's Zoning and Subdivision Control Bylaws.

Mobile Home/ Mini Home Policy

It shall be Council's policy that mobile/mini homes shall be considered as single family dwelling units, and shall be permitted to locate within the Community.

Plan Action

The Community's Zoning and Subdivision Control Bylaws will make provision for the location of mobile/mini homes as single family dwellings within the Community.

Mobile/Mini Home Court Policy

It shall be Council's policy that mobile/mini home courts shall not be permitted within the Community.

Infilling Policy

It shall be Council's policy that, in order to ensure the efficient development of vacant lands within the Community suitable for residential development, the infilling of existing residential subdivisions shall be permitted subject to specific conditions.

Plan Action

The Community's Zoning and Subdivision Control Bylaws will make provision for the infilling of existing residential subdivisions, subject to conformity with specified conditions.

Servicing of Residential Developments Policy

It shall be Council's policy that, where new residential subdivisions are being developed, the developer shall be responsible for all costs associated with servicing the subdivision with roads, sewer and water services.

4.1.2 Agricultural Development

The agricultural land base of the Community of Warren Grove has served the Community well in the past. The traditional small family farm greatly contributed to the economic viability of the Community and the Province as a whole. However, the small family farm is slowly giving way to larger, corporate-style farms, with greater demands on the environmental resources of the Community.

Objective

It is Community's objective to afford existing agricultural developments the opportunity to continue to operate within the Community.

Policies

In order to achieve this objective, the Community shall adopt the following policies:

Agricultural Zone Policy

It shall be Council's policy that specific areas within the Community shall be zoned for agricultural development, and that regulations shall be established governing agricultural development within the Community.

Plan Action

The Community's Zoning and Subdivision Control Bylaws will establish Agricultural (A) Zones within the Community, and shall establish regulations governing development with such zones.

New Agricultural Development Policy

It shall be Council's policy that, other than the growing of crops for personal consumption, new agricultural developments wishing to locate within the Community will only be permitted to locate within areas zoned for agricultural use.

Plan Action

Specific areas within the Community will be zoned as Agricultural (A) under the Community's Zoning and Subdivision Control Bylaws. Regulations governing land use and development in the Agriculture (A) Zone will also be established in the Bylaws.

Mobile/Mini Homes on Agricultural Lands Policy

It shall be Council's policy that only one mobile/mini home shall be permitted as an accessory use on a parcel of land developed for agricultural purposes.

Plan Action

The Community's Zoning and Subdivision Control Bylaws will make provision for mobile/mini homes as accessory uses on a parcel of land developed for agricultural purposes .

Intensive Livestock Operation Evaluation Policy

It shall be Council's policy that new intensive livestock operations will be permitted within the Community, and existing livestock operations will be permitted to intensify, provided such operations conform with the Province's policies and guidelines respecting such operations.

Plan Action

The Community's Zoning and Subdivision Control Bylaws will make provision for and establish specific regulations governing intensive livestock operations within the Community.

Agricultural to Forestry Conversion Policy

It shall be Council's policy that any land not used for agricultural purposes in the Community may be converted to forestry uses provided such conversion is undertaken through an established Forestry Management Program approved by the PEI Department of Agriculture and Forestry.

Plan Action

The Community's Zoning and Subdivision Control Bylaws will make provision for the conversion of agricultural lands to forestry purposes.

4.1.3 Commercial Development

Council recognizes the need to encourage a limited amount of commercial development to locate within the Community.

Objective

It is the Community's objective to permit a limited amount of specific commercial development opportunities to locate within Warren Grove.

Policies

In order to achieve this objective, the Community shall adopt the following policies:

Commercial Development Policy

It shall be Council's policy that only those commercial uses which are related to the sale of products from agricultural operations, to the servicing of agricultural activities, and of a personal service nature shall be permitted in the Community.

Plan Action

The Community's Zoning and Subdivision Control Bylaws will make provision for specific types of commercial development within the Community.

Commercial Zone Policy

It shall be Council's policy that specific areas within the Community shall be zoned for commercial development, and that regulations shall be established governing commercial development within the Community.

Plan Action

The Community's Zoning and Subdivision Control Bylaws will establish Commercial (C) Zones within the Community, and shall establish regulations governing development with such zones.

Subdivision of Land for Commercial Development Policy

It shall be Council's policy that commercial development within the Community shall conform to the Province's policies and regulations governing the subdivision of land for commercial purposes in the Charlottetown Special Planning Area..

Plan Action

The Province's regulations governing the subdivision of land for commercial purposes in the Charlottetown Special Planning Area will be incorporated into the Community's Zoning and Subdivision Control Bylaws.

Minimum Lot Size Policy

It shall be Council's policy that the minimum lot sizes requirements for commercial developments within the Community shall conform to the minimum lot size standards for such developments under the Province's *Planning Act* Regulations.

Plan Action

The minimum lot sizes requirements for commercial developments under the Province's *Planning Act* Regulations will be incorporated into the Community's Zoning and Subdivision Control Bylaws.

Commercial Developments as Major Developments Policy

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

Plan Action

The Community's Zoning and Subdivision Control Bylaws will make provision for the public review of any major development proposal which may come before Council.

Residential-Commercial Development Policy

It shall be Council's policy that residential-commercial developments will be permitted within the Community, subject to specific regulations.

Plan Action

The Community's Zoning and Subdivision Control Bylaws will make provision for and establish specific regulations governing residential-commercial developments within the Community.

4.1.4 Industrial Development

Warren Grove has traditionally only had agricultural-based industrial uses within its boundaries.

Objective

It is the Community's objective to continue to permit only those agricultural-based industrial uses which serve Warren Grove's agricultural operations to locate within the Community.

Policies

In order to achieve this objective, the Community shall adopt the following policy:

Agricultural-based Industrial Development Policy

It shall be Council's policy that only those industrial used which are related to the servicing of agricultural activities shall be permitted in the Community, and that such industrial developments shall only be permitted within an Agricultural (A) Zone.

4.1.5 Public Service and Institutional Development

The Community of Warren Grove recognizes the on-going need to meet residents' social and cultural needs through a variety of public service and institutional opportunities within the Community.

Objective

It is the Community's objective to continue to meet the social and cultural needs of its residents by making provision to permit a variety of community-oriented public services and institutional developments to locate within the Community.

Policies

In order to achieve this objective, the Community shall adopt the following policies:

Public Service and Institutional Development Policy

It shall be Council's policy that a variety of public service and institutional developments shall be permitted to locate in the Community, provided such developments are compatible with the rural character and way of life of the Community, and provided such developments do not create potential conflicts with adjoining land uses.

Plan Action

The Community's Zoning and Subdivision Control Bylaws will establish Public Service & Institutional (I) zones within the Community, and establish regulations governing public service and institutional uses within the Community.

Public Service and Institutional Zone Policy

It shall be Council's policy that specific areas within the Community shall be zoned for public service and institutional development, and that regulations shall be established governing public service and institutional development within the Community.

Plan Action

The Community's Zoning and Subdivision Control Bylaws will establish Public service & Institutional (I) Zones within the Community, and shall establish governing development with such zones.

Public Service and Institutional Facilities Integration Policy

It shall be Council's policy that all new public service and institutional developments shall, wherever practical, be integrated, at no cost to the Community, into the Community's existing pedestrian accesses, paved parking, and recreation and public open space network.

Plan Action

The Community's Zoning and Subdivision Control Bylaws will stipulate that, as part of the subdivision approval process, developers of new public service and institutional developments may be required to enter into a subdivision agreement with Council respecting certain aspects of the proposed development, among them, the integration of the proposed development into the Community's existing pedestrian access, parking, and recreation and public open space network.

The Community's Zoning and Subdivision Control Bylaws will also stipulate that Council may, in the case of a proposed public service and institutional development on an existing approved lot, attach conditions respecting integration of the proposed development into the Community's existing pedestrian access, parking, and recreation and public open space network to the building permit.

Public Service and Institutional Development as Major Developments Policy

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

Plan Action

The Community's Zoning and Subdivision Control Bylaws will make provision for the public review of any major development proposal which may come before Council.

4.1.6 Recreation and Public Open Space Development

Objective

The Community recognizes the importance of recreation and public open space facilities to the physical and spiritual well-being of its residents. However, it also recognizes that it does not currently have the population base nor the financial resources to provide such facilities. It is the

Community's objective to determine what recreation and public open spaces facilities and/or programs are required by the Community residents, and to attempt to meet those needs, as budgetary constraints permit.

Policies

In order to achieve this objective, the Community shall adopt the following policies:

Community Recreation Policy

It shall be Council's policy that, while continuing to co-operate with adjoining communities on a cost-sharing basis for the provision of recreation facilities and programs for Community residents, it shall endeavour to develop a public open space system of nature trails and small community parks, as budgetary constraints permit.

Plan Action

Specific areas within the Community will be zoned as Recreation & Public Open Space

Recreation and Public Open Space Zone Policy

It shall be Council's policy that specific areas within the Community shall be zoned for recreation and public open space development, and that regulations shall be established governing recreation and public open space development within the Community.

Plan Action

The Community's Zoning and Subdivision Control Bylaws will establish Recreation & Public Open Space (O) Zones within the Community, and shall establish regulations governing development with such zones.

4.1.7 Natural Areas

Objective

There are significant natural areas within the Community. The many watercourses, wetlands and wooded areas not only play an important part in the ecology of the Community, but also contribute to the quality and quantity of the groundwater supply. They also contribute significantly to the pastoral beauty of Warren Grove itself. While the majority of the wooded areas lie on private property, and, as such, are not subject to Provincial policies and regulations governing their maintenance, it is hoped that the landowners with wooded property will, where ever possible and feasible, maintain those forested areas. With respect to the watercourses and wetlands within its boundaries, it is the Communities objective to work co-operatively with the PEI Department of Fisheries, Aquaculture and Environment to maintain their ecological integrity.

Policies

In order to achieve this objective, the Community shall adopt the following policies:

Watercourse/Wetland Buffer Policy

It shall be Council's policy that a specified buffer area shall be maintained along the course of all watercourses and wetlands within the Community, separating the watercourse/wetland from adjacent development, and that only those activities which do not negatively impact the quality of the watercourse/wetland shall be permitted within the established buffer areas..

Plan Action

The Community's Zoning and Subdivision Control Bylaws will establish, in accordance with Provincial policies and regulations, the distances from watercourses/wetlands that particular developments shall be required to maintain, and shall also establish regulations governing those activities which shall be permitted within established buffer areas.

Watercourse/Wetlands Alteration Policy

It shall be Council's policy that the alteration of any watercourse and wetland within the Community, shall only be undertaken with the approval of the PEI Department of Fisheries, Aquaculture and Environment in accordance with that department's policies and regulations regarding such alterations.

Plan Action

The Community's Zoning and Subdivision Control Bylaws will establish the requirement for a Watercourse/Wetland Alteration Permit from the PEI Department of Fisheries, Aquaculture and Environment prior to undertaking any alteration of a watercourse or wetland within the Community.

4.2 Transportation

The Warren Grove Road functions as an important link between the major urban areas of Charlottetown and the Province's north shore. A mixture of summertime tourist traffic and heavy use of the road for movement of agricultural machinery and produce, along with year round commuters makes the Warren Grove Road an efficient collector link from the Charlottetown urban area to the north shore. As both the Community and the north shore area develop, there will be a greater need for the upgrading of the Warren Grove Road to handle increasing traffic flows and maintain public safety.

The local roads in the Community are used primarily by the people who live on those roads. The North Yorke River Road sees a lot of traffic, as it is used by large numbers of commuters who use it as a thruway to Charlottetown from the communities of York, Pleasant Grove, Stanhope, Little York, Covehead and Grand Tracadie.

Objective

The Community of Warren Grove recognizes the need to provide and plan for efficient transportation routes that will facilitate the safe and efficient movement of people and goods through and within the Community. It is the Community's objective, therefore, to establish and maintain a high level of co-operation with the PEI Department of Transportation and Public Works respecting the future development or redevelopment of the transportation routes and facilities located within the Community.

Policies

In order to achieve this objective, the Community shall adopt the following policies:

Roads Standards Policy

It shall be Council's policy that the Community shall adopt the standards and policies of the PEI Department of Transportation and Public Works respecting the future development or redevelopment of the Community's transportation network.

Plan Action

The Community's Zoning and Subdivision Control Bylaws will make the provision that the Administrator will, as part of the subdivision permit approval process, submit a copy of any plan of subdivision containing new or proposed roads to the PEI Department of Transportation and Public Works for review and comment respecting compliance with Provincial transportation standards, prior to submitting the proposed plan of subdivision to Council for consideration.

Highway Access Policy

It shall be Council's policy that, in order to ensure safe and efficient roads exist in the Community to service residents and the travelling public, any new or proposed access to the Community's transportation network shall comply with all Provincial policies and regulations governing safe sight distance standards.

Plan Action

The Community's Zoning and Subdivision Control Bylaws will make the provision, as part of the building permit approval process, that any person establishing a new access to the Community's transportation network must first receive a highway access permit from the PEI Department of

Transportation and Public Works.

Road Categorization Policy

It shall be Council's policy that the Community shall adopt the PEI Department of Transportation and Public Works' road categorization system.

Plan Action

The Community's Zoning and Subdivision Control Bylaws will incorporate the Province's road categorization system as the basis for establishing specific provisions respecting subdivision and development along the Community's highways.

Off-Street Parking Policy

It shall be Council's policy that all new commercial, public service and institutional, and industrial developments shall provide sufficient off-street parking facilities to accommodate employees, visitors and other traffic.

Plan Action

The Community's Zoning and Subdivision Control Bylaws will make the provision that, as part of the building permit application process, all new commercial, public service and institutional, and industrial developments will attach, to the building permit application, a copy of a parking plan indicating the provision of adequate off-street parking for their staff and customers.

4.3 Municipal Services

Objective

Although the Community of Warren Grove is sparsely developed and small in population, it is the Community's objective to provide a reasonable level of municipal services to its residents within municipal budget constraints, and to deliver such services on the basis of inter-municipal co-operation, where possible, in order to take advantage of the economies of scale and service delivery.

Policies

In order to achieve this objective, the Community shall adopt the following policies:

Fire Protection Policy

It shall be Council's policy that the Community shall continue to acquire fire protection services from the North River Fire Department.

Plan Action

Council will annually review the level and quality of fire protection service and security relative to the type and extent of development permitted in the Community in order to evaluate areas of high fire risk, and shall prepare a public report to be presented at the Community's annual meeting. Funding allocation will be proposed in the Community's annual budget for fire protection service.

Police Protection Policy

It shall be Council's policy that the Community shall continue to utilize the police protection provided by the Royal Canadian Mounted Police under its contract with the Province.

Plan Action

Council will annually review the level and quality of police protection service and security provided to the Community, and shall prepare a public report to be presented at the Community's annual meeting.

Sewage Disposal System Policies

Individual Septic Systems Policy

It shall be Council's policy that, except for those households already connected to the Town of Cornwall's centralized sewer collection system, households in the Community shall continue to operate on individual septic systems.

Plan Action

The Community's Zoning and Subdivision Control Bylaws will establish the requirement, as part of the subdivision permit application process, that the developer of a proposed subdivision demonstrate to Council's satisfaction that a soil test has been conducted on the land being subdivided, and that the results of the test indicate that the land in question is suitable for an on-site sewage disposal system.

Requirement for On-site Sewage Disposal System Permit Policy

It shall be Council's policy that, where a proposed development requires the installation of a on-site sewage disposal system, the Community shall not issue a building permit for the proposed development, until such time as the developer has received an approved sewage disposal permit from the PEI Department of Community and Cultural Affairs.

Plan Action

The Community's Zoning and Subdivision Control Bylaws will stipulate, as part of the building permit application process, applicants must first receive an approved sewage disposal system permit from the PEI Department of Community and Cultural Affairs.

Domestic Water System Policy

It shall be Council's policy that, except for those households already connected to the Town of Cornwall's centralized water distribution system, the Community shall continue with the present system of individual water supply systems.

Garbage Collection Policy

It shall be Council's policy that garbage collection within the Community shall continue to participate in the Province's "Island Waste Management" Program.

4.4 Regional Resources

4.4.1 Excavation Pits

The Community views the development of excavation pits within Warren Grove with a certain degree of apprehension.

Objective

It is the Community's objective to restrict the development of excavation pits for commercial uses within the Community.

Policy

In order to achieve this objective, the Community shall adopt the following policy:

Excavation Pit Policy

It shall be Council's policy that the development of new excavation pits on any private lands within the Community shall not be permitted, except where such uses are for the private, non-commercial use of the property owner.

Plan Action

Council will formally advise the PEI Department of Fisheries, Aquaculture and Environment of Council's policy respecting new excavation pits within the Community. Council will also formally request that the PEI Department of Fisheries, Aquaculture and Environment consult with the Council

in the review of any existing or proposed excavation pit developments locating on any Provincially-owned property in the Community, prior to the issuance of any permits by the Department.

4.4.2 Bypass Highway Extension

The Province's plans to transect the Warren Grove Road with an extension to the Arterial Bypass Highway in the near future is of major concern to Community residents. Because it is not known, at this time, whether there will be any entrances to and/or exits from this new roadway onto the Warren Grove Road, residents are concerned as to the potential impacts increased traffic volumes, particularly truck traffic, might have on the peace and quiet of their Community, and on public safety. As well, Community residents are concerned as to the impact a highway bypass transecting the Community will have on the future development pattern of the Community.

Objective

It is the Community's objective, should the Province proceed with its plans to extend the arterial highway bypass through Warren Grove, to minimize any potential negative impacts the proposed extension may have on the Community.

Policy

In order to achieve this objective, the Community shall adopt the following policy:

Co-operative Approach Policy

It shall be Council's policy to work co-operatively with the PEI Department of Transportation & Public Works to mitigate or minimize any potential negative impacts the Arterial Highway Bypass Extension, should it proceed, may have on the serenity of the Community, traffic volumes utilizing the Warren Grove Road, and the public safety of the Community's residents.

5.0 Permits

5.1 Building Permits

Building Permit Requirement Policy

It shall be the Council's policy that anyone wishing to:

- a) construct, erect, demolish, change the exterior dimensions of, or construct an apartment within, any building or structure within the Community;
- b) change the use of any land or existing building or structure in the Community, or expand the existing use of a building or structure in the Community to the extent that it will require provision of new or expanded services by the Community; or

c) move within or into the Community any building or structure,

shall be required to apply for and obtain a building permit from the Administrator prior to commencing any construction, erection, demolition, movement, change of use or site excavation.

Plan Action

Regulations governing buildings and structures and building permit applications will be established in the Community's Zoning and Subdivision Control Bylaws.

Approved Building Permit File Policy

It shall be Council's policy that the Community shall maintain a file of all approved building permits issued in the Community, and that this file shall be open to the public.

Plan Action

The Community Administrator will establish and maintain a file of all approved building permits issued in the Community, and shall present a report on the extent of building activity in the Community during the previous year at the Community's annual meeting.

Conformity with Provincial/Federal Laws Policy

It shall be Council's policy that its building permit approval system shall conform with any Provincial or Federal laws which are in force, respecting fire protection, health and safety, sewage disposal, underground storage tanks, signage, plumbing and electrical installations.

Plan Action

The Community's Zoning and Subdivision Control Bylaws will make provision, as part of the building permit approval process, for the Administrator to forward, where appropriate and as necessary, a copy of a proposed development plan to the appropriate government department for review and comment in order to ensure compliance with Provincial and Federal regulations, prior to the issuance of any building permit by the Community.

5.2 Subdivision Permits

Subdivision Permit Requirement Policy

It shall be Council's policy that anyone wishing to subdivide land within the Community shall be required to obtain a subdivision permit from the Administrator prior to the severing, sale, conveyance or transfer of title of any lot.

Plan Action

Regulations governing the subdivision of land and subdivision permit applications will be established in the Community's Zoning and Subdivision Bylaws.

Approved Subdivision File Policy

It shall be Council's policy that the Community shall maintain a file of all approved subdivisions created in the Community, and that this file shall be open to the public.

Plan Action

The Community Administrator will establish and maintain a file of all approved subdivisions created in the Community, and shall present a report on the extent of subdivision activity in the Community during the previous year at the Community's annual meeting.

Government Consultation Policy

It shall be Council's policy of submitting all new residential subdivision plans of greater than two lots, and all commercial, public service and institutional, or industrial subdivision plans to the appropriate Government department for technical evaluation and advice before any approvals are granted.

Plan Action

The Community's Zoning and Subdivision Control Bylaws will make provision, as part of the subdivision approval process, that the Administrator forward a copy of all new residential subdivision plans of greater than two lots, and all commercial or industrial subdivision plans to appropriate government department for technical evaluation and comment, prior to submission of the subdivision permit application to Council for final approval.

Subdivision Approval Process Policy

It shall be Council's policy that any applicant seeking subdivision approval from Council shall first apply for approval-in-principle, and then, upon the granting of approval-in-principle, shall make application for final approval of the subdivision, and receive final approval of the subdivision before selling, deeding, or transferring title to any lot or parcel of land in the subdivision.

Plan Action

The Community's Zoning and Subdivision Control Bylaws will set out, as part of the subdivision permit application process, the requirements and process for the granting of approval-in-principle and final approval.

5.3 On-Site Sewage Disposal System Permits

On-Site Sewage Disposal System Permit Requirement Policy

It shall be the Council's policy that any person wishing to construct, erect, place, make any alterations to, or change the use of a building or structure on any lot within the Community which will require an on-site sewage disposal system shall, prior to receiving a building permit from Council, first apply for and receive an on-site sewage disposal system permit from the Building and Development Section, PEI Department of Community and Cultural Affairs.

Plan Action

The Community's Zoning and Subdivision Control Bylaws will set out, as part of the building permit application process, the requirements for an on-site sewage disposal system permit.

6.0 Plan Administration

6.1 Zoning and Subdivision Control Bylaws

In order to continue to exercise its decision-making authority as a municipal council, the Warren Grove Council shall adopt Zoning and Subdivision Control Bylaws to implement the future land use and development policies contained in the 2003 Official Plan.

Objective

It is Council's objective to achieve a fair and equitable implementation of the Community's future land use and development policies, and to ensure that there is coordination between the Community's policies and any Provincial land use and development policies and regulations which may be in force.

Bylaw Administration Policy

It shall be Council's policy that the Community's future land use and development policies shall be implemented through the Community's Zoning and Subdivision Control Bylaws, and that said bylaws shall be administered, on Council's behalf, by the Community's Administrator.

Plan Action

Zoning and Subdivision Control Bylaws will be drafted to accompany the Community's 2003 Official Plan. Funding allocation will be proposed in the Community's annual budget for maintenance of the existing Community Administrator position.

7.0 Plan Review

Annual Review Policy

It shall be Council's policy that the Community's official plan shall be reviewed annually relative to the objectives and policies set out in the plan, and that a report concerning this review shall be presented at the Community's annual meeting.

Plan Action

The Community's official plan will be reviewed by Council, and a report prepared by the Administrator, on Council's behalf, for presentation to the public at the time of the Community's annual meeting.

Plan Amendment Policy

It shall be Council's policy that the Community's 2003 Official Plan shall receive formal review and amendment, as required, no later than December 31, 2008.

Plan Action

The Community's Planning Board will be formally advised by Council in early 2008 to begin the official plan review/amendment process.