



Presentation to the

Land Matters Advisory Committee

January 26, 2021

by

Bruce MacDougall, President

John Dewey, Executive Director

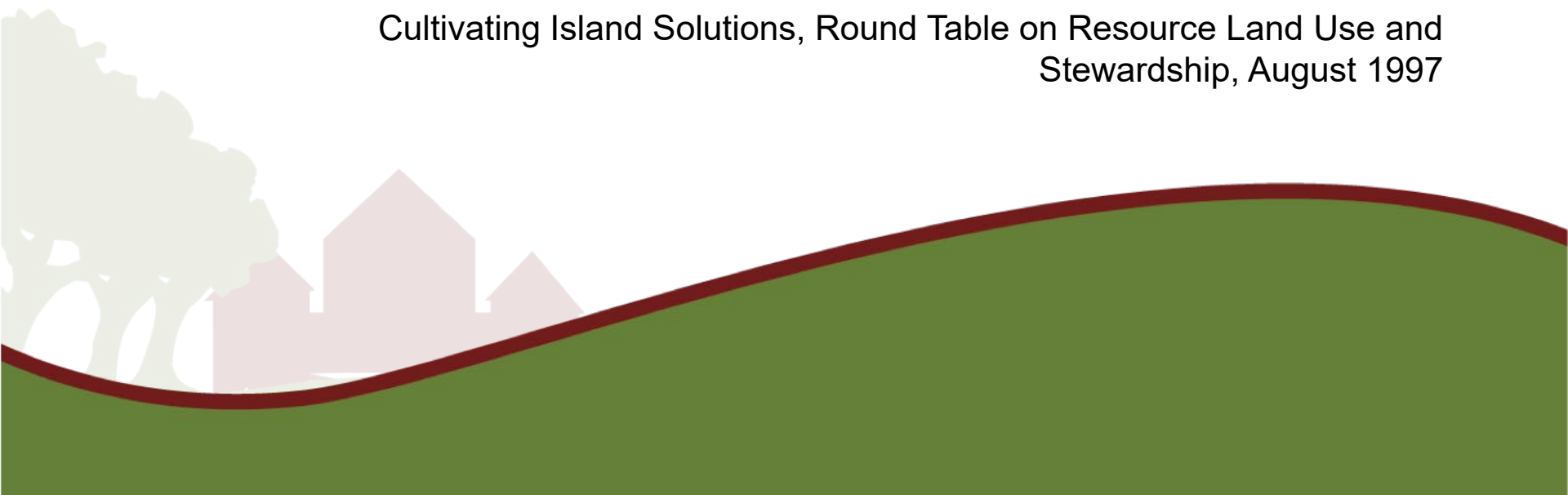



FEDERATION
of
PRINCE EDWARD ISLAND
MUNICIPALITIES



Prince Edward Island's present land use policy is not characteristic of a province suffering from a shortage of good agricultural land or an explosion of population in rural areas. Rather, the policy is largely a response by Government to the wishes of those who own land and to the financial interests of individuals. It treats land as a commodity to be bought and sold, not as a resource to be preserved. It is not the reflection of an organized approach to land use planning.

Cultivating Island Solutions, Round Table on Resource Land Use and Stewardship, August 1997






The need for strong land use policy has been thoroughly studied, beginning with the Royal Commission on Land Ownership and Land Use, in 1973



REPORT OF THE PRINCE EDWARD ISLAND ROYAL COMMISSION ON LAND OWNERSHIP




PRINCE EDWARD ISLAND



"Everything Before Us"

Volume 1
Report of the
Royal Commission



LAND USE AND DEVELOPMENT IN PRINCE EDWARD ISLAND
ISSUES, CHOICES AND POLICY

Douglas B. Bo
Chairman

October, 1990

Government of Prince Edward Island
July 1991



Prince Edward Island CANADA

Cultivating an Island Solution



Department of Environment and Forestry
August 1997



Prince Edward Island CANADA

NEW FOUNDATIONS

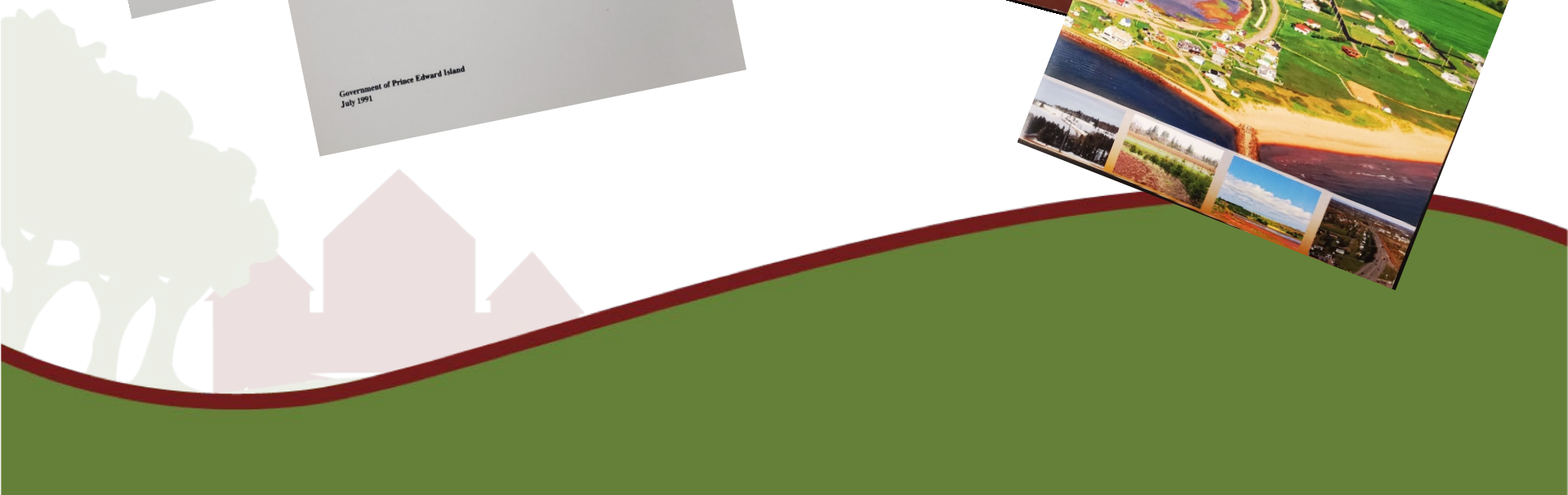
REPORT OF THE
COMMISSION ON LAND AND
DEVELOPMENT
DECEMBER 2009



Prince Edward Island CANADA

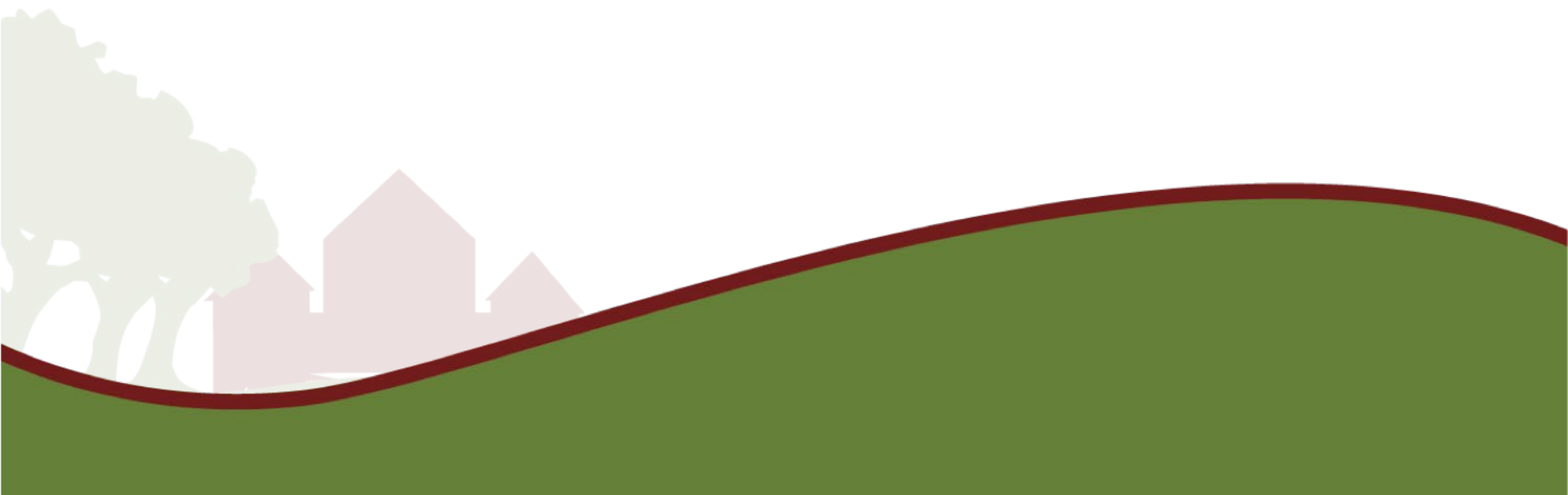
Report of the Task Force on Land Use Policy

January 2014





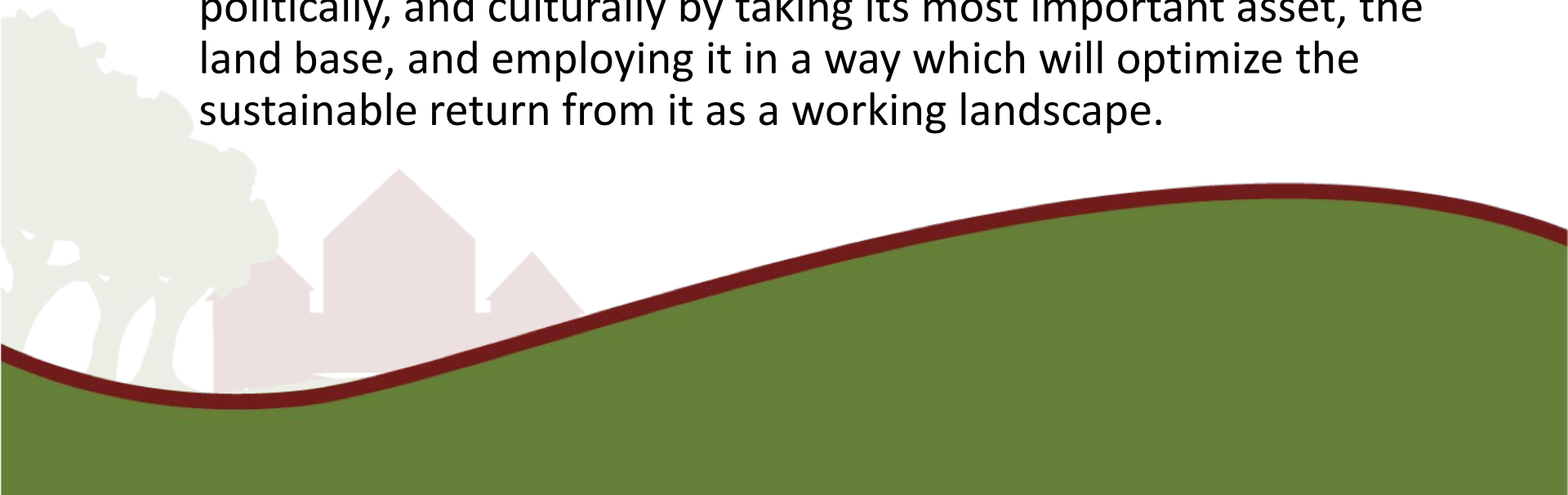
Almost half a century after the first Royal Commission released its report, Prince Edward Island still does not have a province-wide land use plan.

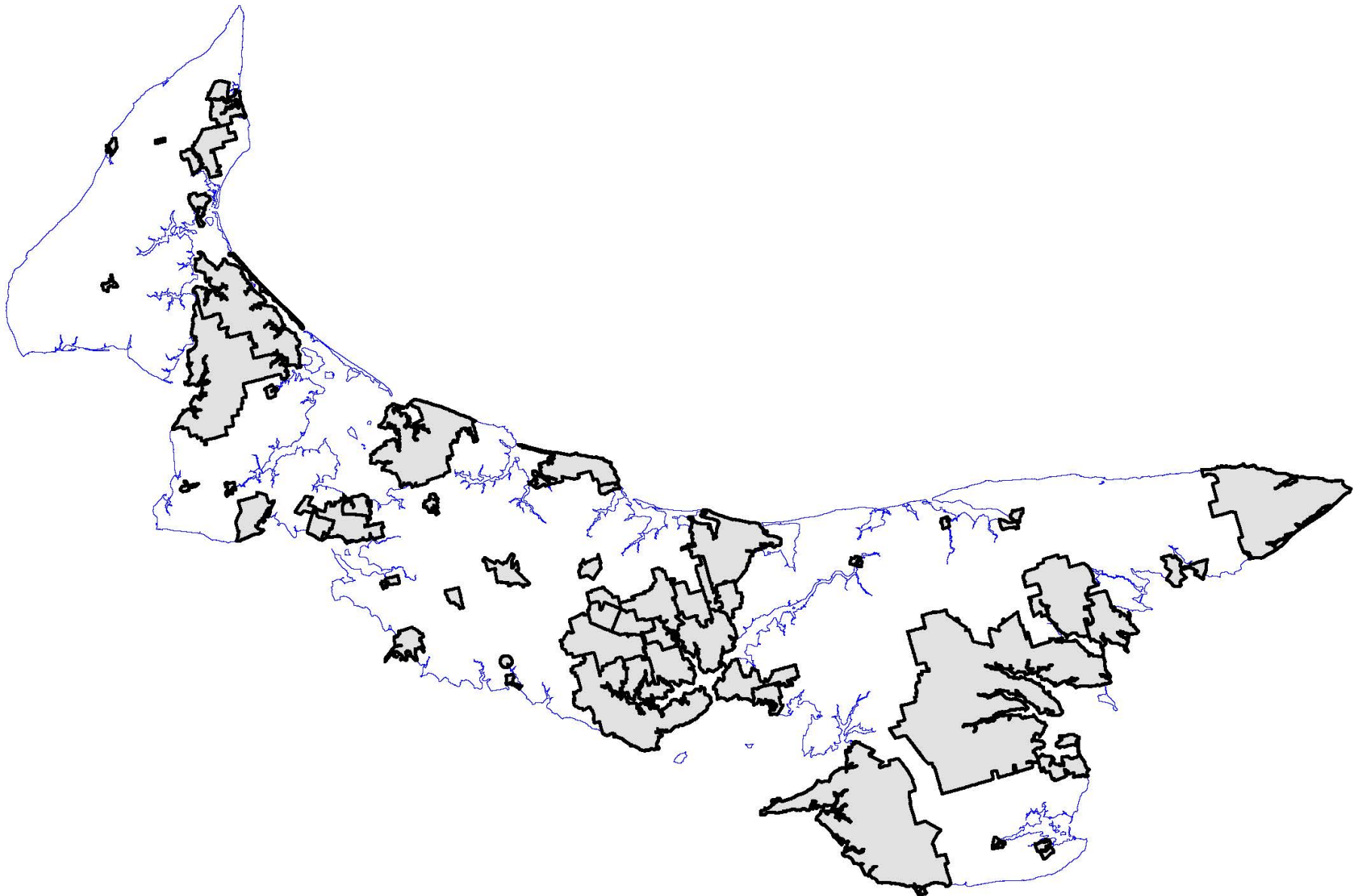


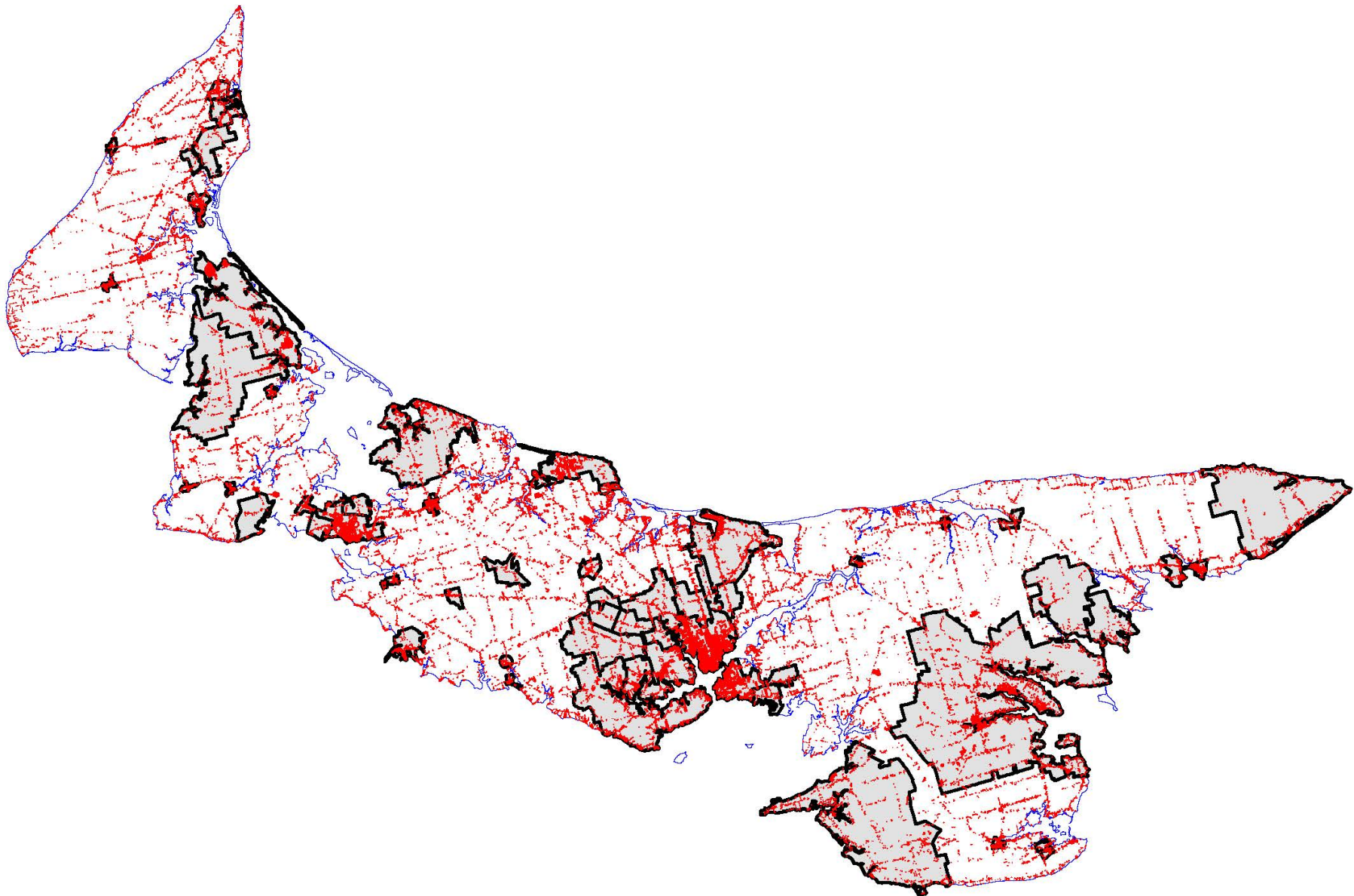


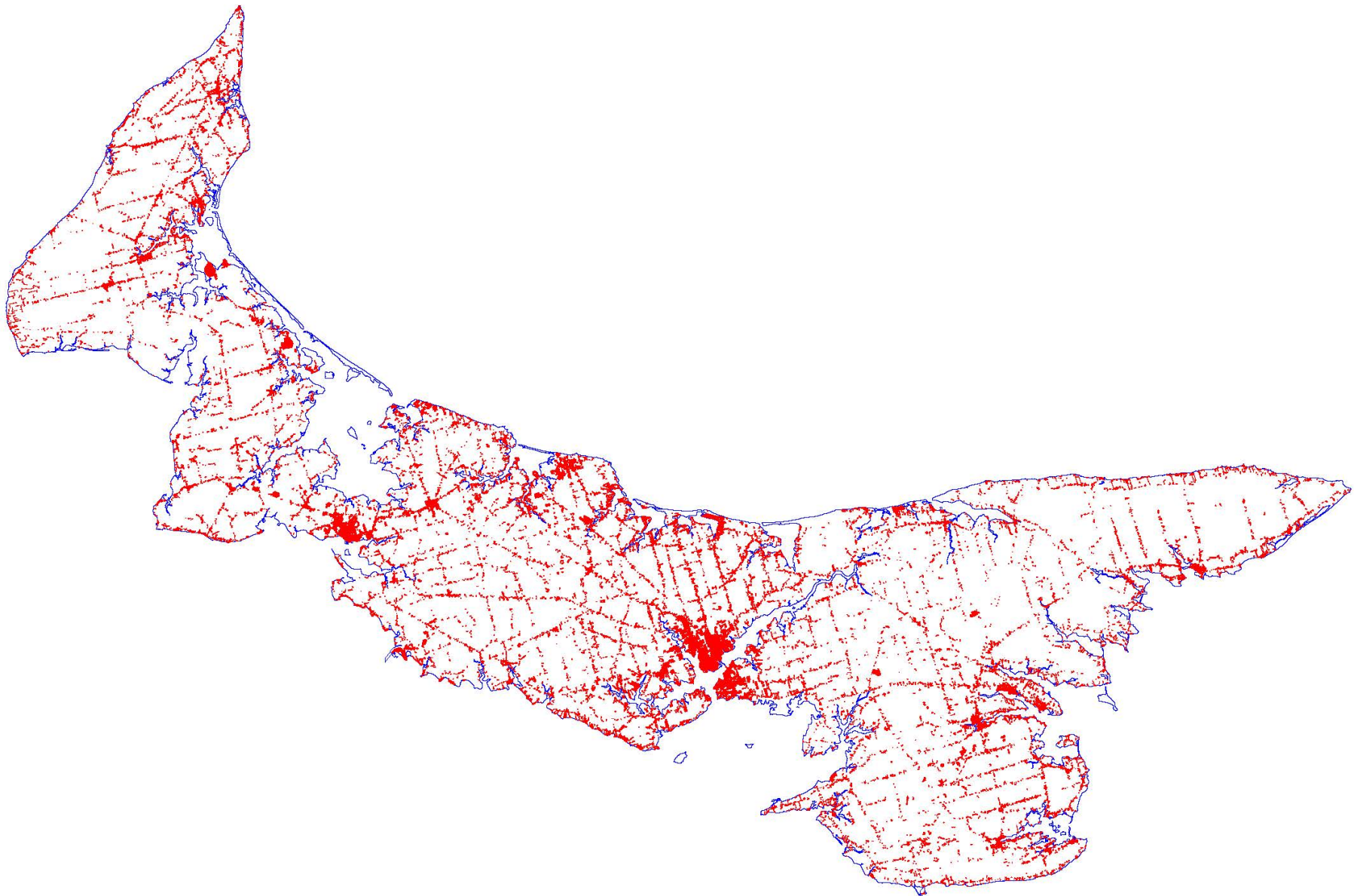
In 1991, the provincial document Land Use and Development in Prince Edward Island: Issues, Choices and Policy reported:

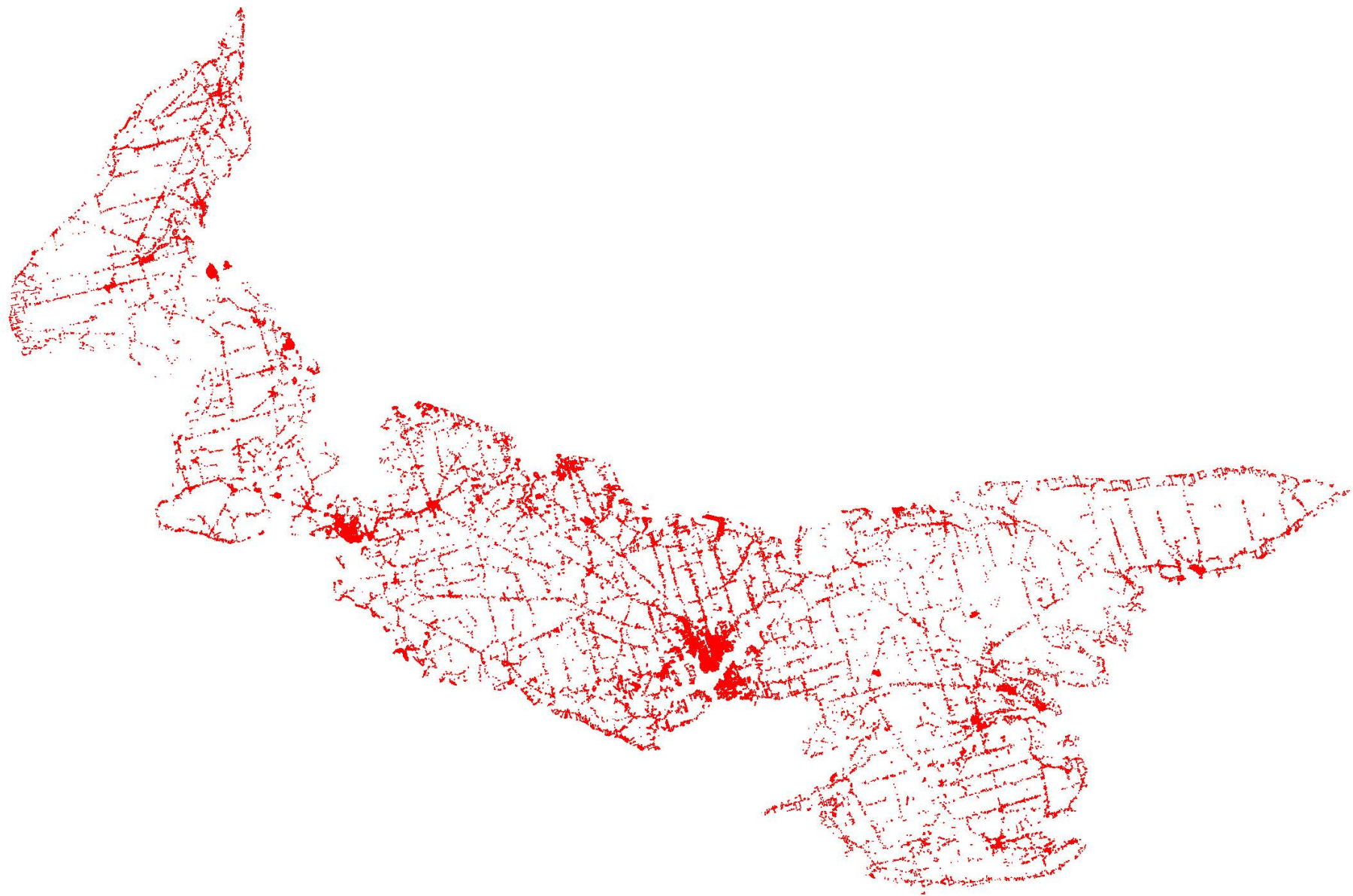
- At this point, the land base of the Province is suffering the "death of a thousand cuts". The rate of change is slow, but the end result is inevitable.
- Government believes that now is the time to make changes while the Province still has the ability to secure its future, economically, politically, and culturally by taking its most important asset, the land base, and employing it in a way which will optimize the sustainable return from it as a working landscape.











Map of Developed Land in the O'Leary Area

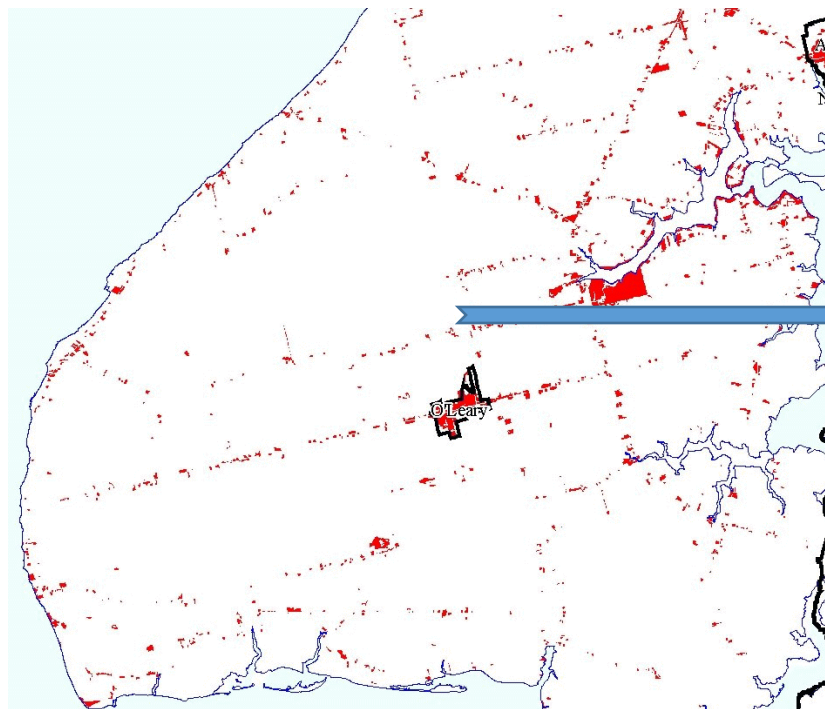
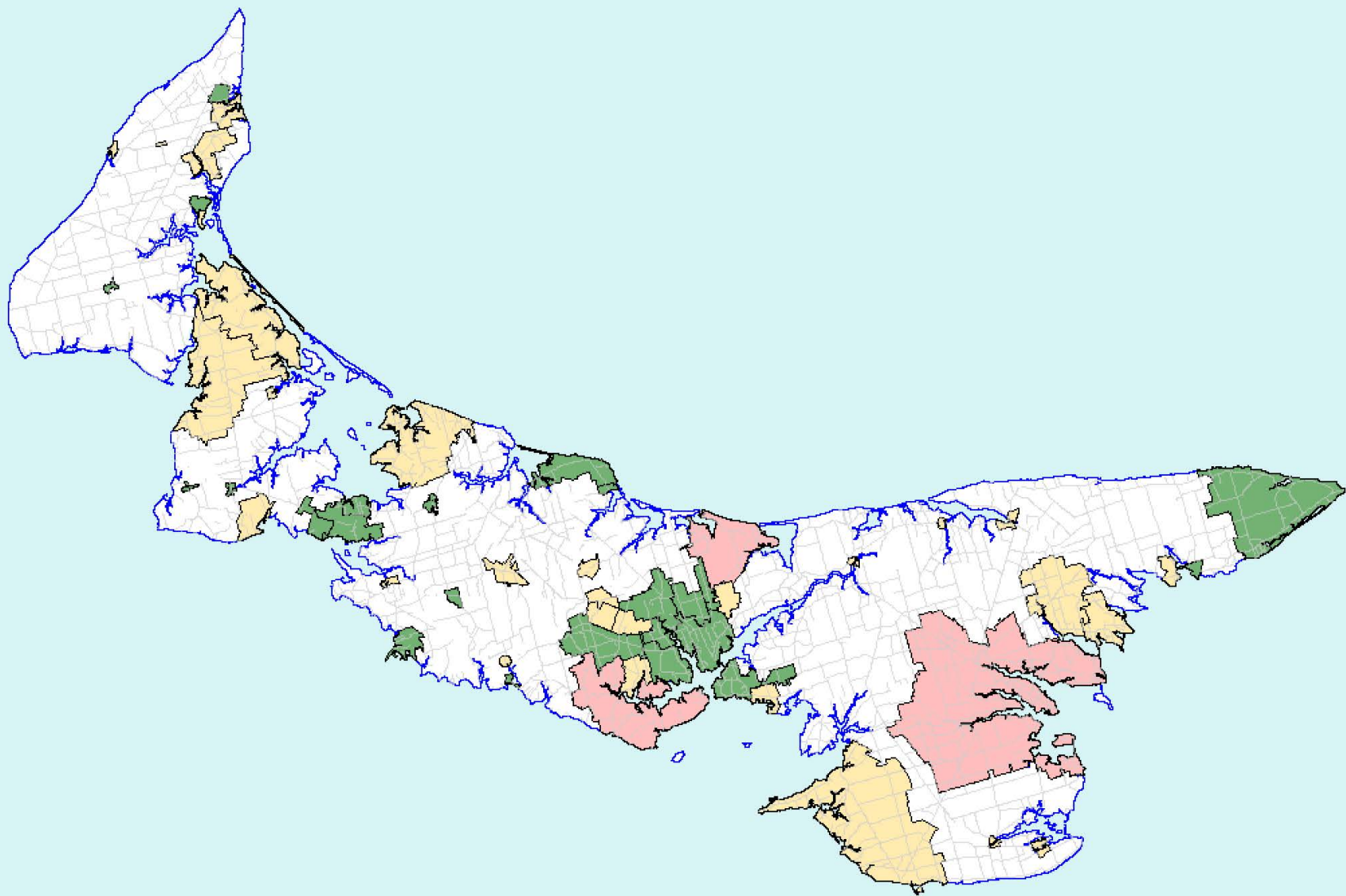
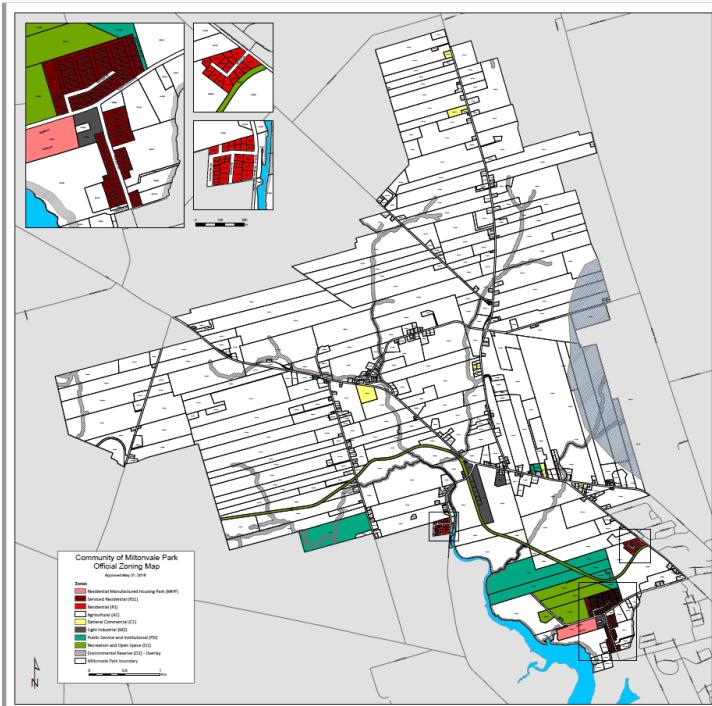


Photo of O'Leary area



The PEI Population Strategy '99 Panel recommended that *incentives and measures be identified and implemented to encourage further population growth to take place within municipal boundaries and serviced areas.*





Town of Cornwall

As the smallest and most densely populated province, municipal land use planning is not a luxury – it's a necessity.



Like many small islands, Prince Edward Island is highly vulnerable to the impacts of climate change



Our island will be impacted by sea-level rise, severe weather events, storm surges, saltwater intrusion, and coastal erosion. Planning can minimize the loss of property and public infrastructure due to climate change.



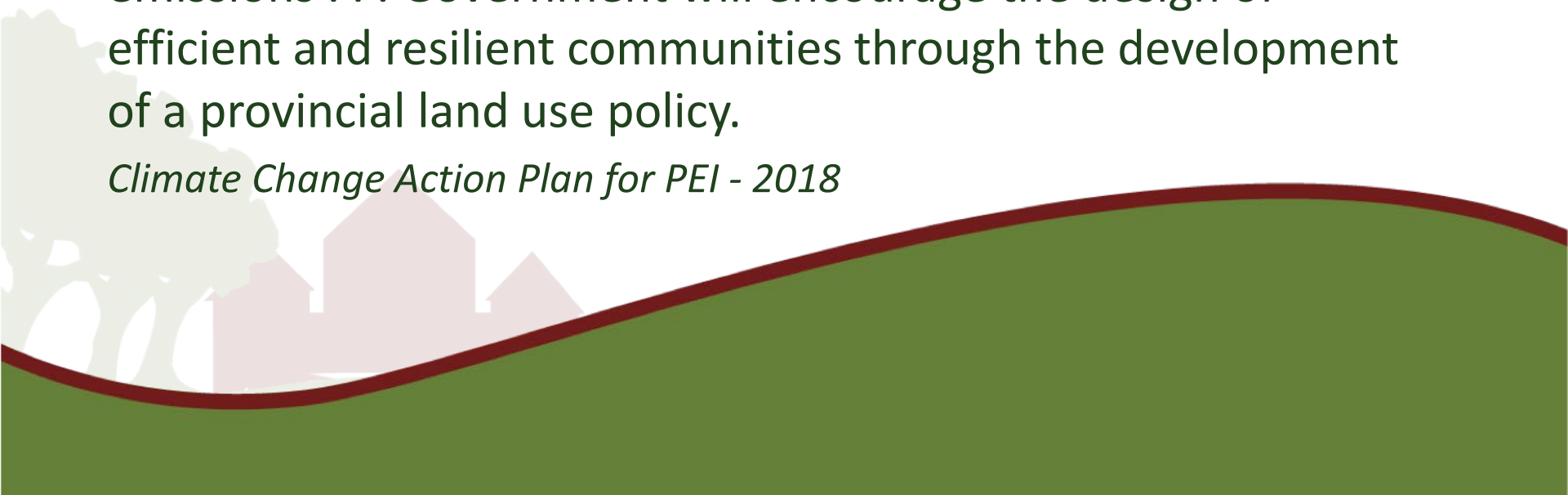


PEI recently set out a 20-year plan to become Canada's first province to achieve net zero. Municipalities have an important role in achieving this target.



Planning can be a powerful tool to help reduce GHG emissions . . . Government will encourage the design of efficient and resilient communities through the development of a provincial land use policy.

Climate Change Action Plan for PEI - 2018






The 29 municipalities that have an official plan and bylaws are working to preserve the things we cherish about our Island and the things they love about their neighbourhoods and communities.



The work they are doing will have lasting benefits for the environment, the economy and our quality of life.



RECOMMENDATIONS

- Identify regulatory and tax policy changes that remove the incentive for sprawl outside municipal boundaries and strengthen municipal governments, including municipal planning capacity.
 - Provide technical and financial resources to municipal governments to support and guide municipal planning.
 - Identify stringent policies for areas without an official plan to limit sprawl and direct development to serviced areas. Development should only be permitted for land uses that are appropriate to the area, based on broad provincial interests and modern land use planning principles.
- 



- Develop a high-level comprehensive land use plan based on broad provincial interests, while maintaining municipal government authority for local land use planning.
- Expand the province's professional land use planning resources.
- Establish interim measures to minimize speculative subdivision and development prior to implementation of the new policy framework.
- Engage and consult municipal governments throughout the process of modernizing the Planning Act and Regulations.





Photo by Scott Anderson



CBC Photo

We can not restore the scenic landscapes that we have altered or bring back farmland that we have lost. We can not turn back the clock, but we can do things differently in the future.



Questions?

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