



BRIEFING ON LOCAL GOVERNANCE

MUNICIPAL AFFAIRS DIVISION

DEPARTMENT OF FISHERIES AND COMMUNITIES

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It's different here!

90% privately owned
Ownership not land use
Most densely settled
25 people per km of road
100% groundwater



Communities
are different
from
municipalities



Roles and Responsibilities

Municipal governments are local authorities created by the provinces and territories to provide services that are best managed under local control

The Province ...

... is responsible for establishing the legislative framework for local government under the *Municipal Government Act (MGA)*. **Without the legislative framework, local governments have no authority.**

The department does not intervene in matters within the authority of local governments (some exceptions).

Municipalities have the autonomy to manage their own affairs and to make decisions that they think will best meet the needs of their communities, within the parameters established in their enabling legislation.

Municipalities have flexibility in how they operate but must follow the standards established in legislation.

The autonomy and independence is balanced with requirements for transparency and public accountability, recognizing that municipalities are accountable to their citizens first and foremost.



Guiding Principles

1

Municipalities are critical to PEI's economy & social fabric



Rural Centres



Local Services



Local Decision Making

And

2

Municipalities should operate in accordance with principles of good governance



Financial Accountability



Democratic Integrity



Transparency



Accessibility



Municipal Capacity

59 municipalities



2 Cities



10 Towns



**47 Rural
Municipalities**

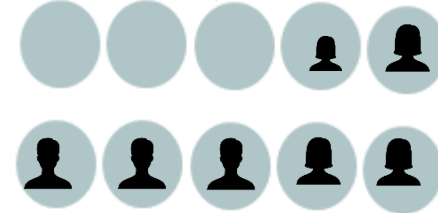
Today

expectations



**59% have fewer
than 500 residents**

**61% have a
municipal office**



88% have a website



Overview of Municipal Government Act

Modernized processes and requirements:

- Formation, restructuring, and dissolution
 - All day elections
 - Council size
 - 6 Meetings/yr
 - Conflict of interest
 - Roles of councils and staff
 - Standard bylaws
 - Fiscal year, budgeting, audits and reporting
 - Access to information
 - Broad areas of responsibility
-
- Basic services for all: fire protection, emergency management planning, and land use planning, wheelchair accessible office with minimum office hours (3-6 year transition)

Municipal Services

Waste Management (prov)
(\$205)



Fire services (muni/private)
(\$30 - \$180)



Water services (municipal)
(\$130 - \$320)



Waste water service (municipal)
(\$119 - \$708)

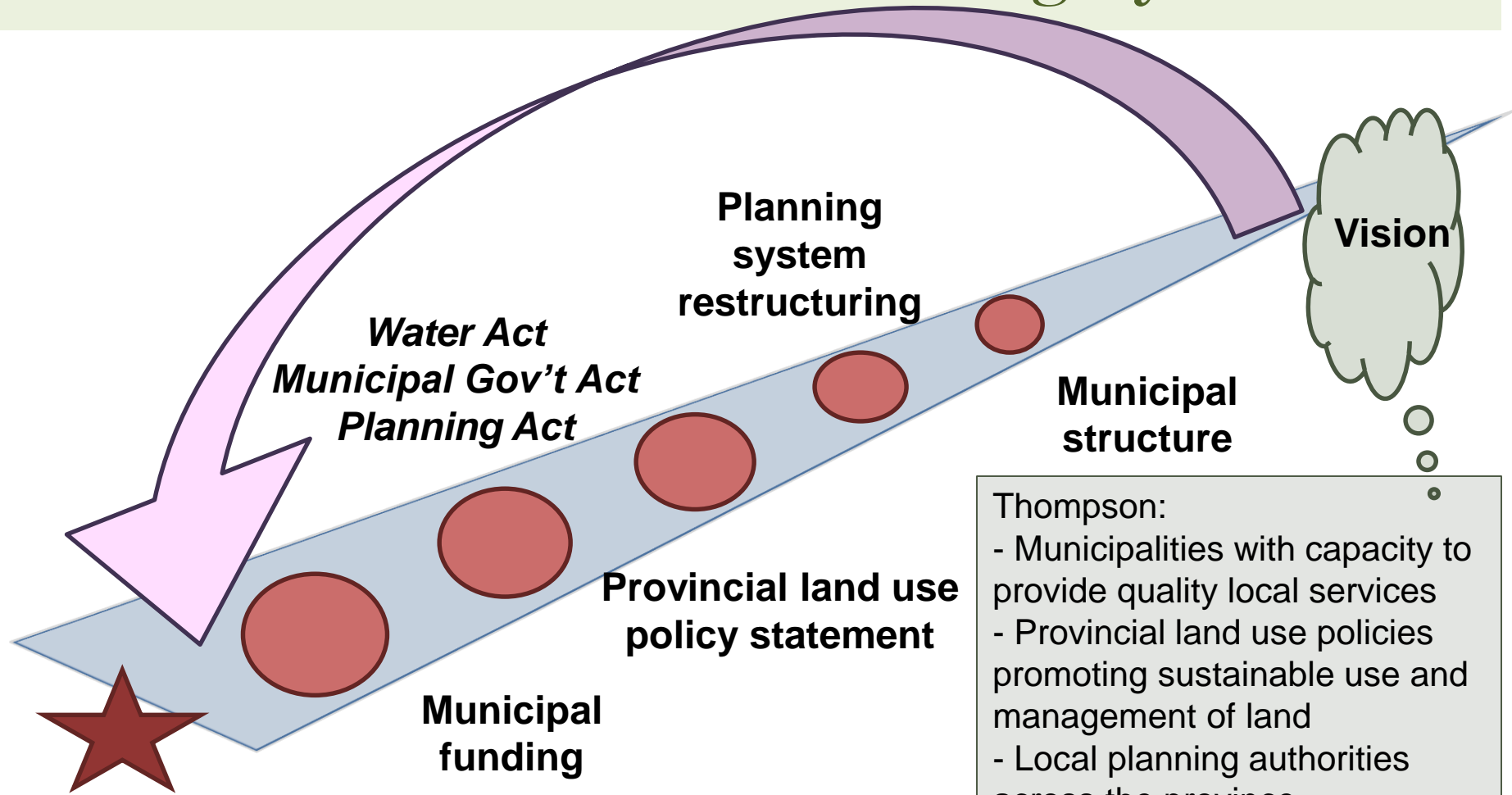


Islanders are Concerned

- Concern for water quality ↑
- Cost of rural services ↑
- Developed land area ↑
- Agriculture land ↓
- Conflict over incompatible land use ↑
- Rural population ↓
- Aging population ↑
- Housing supply, cost ↓ ↑



Local Governance & Planning System



Thompson:

- Municipalities with capacity to provide quality local services
- Provincial land use policies promoting sustainable use and management of land
- Local planning authorities across the province

- 30% of PEI incorporated municipalities
- Local planning authorities in 10% of PEI
- Few overarching land use policies, fragmented



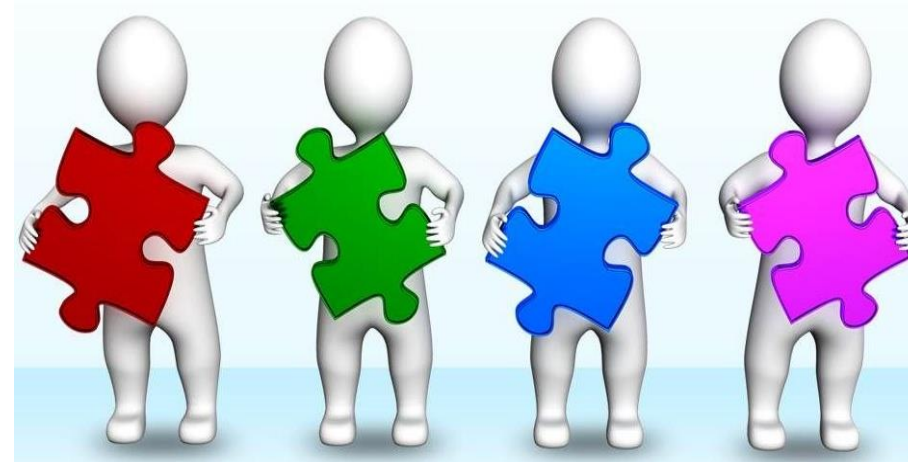
Shared Vision - Shared Values

National Building Codes

Property Tax Policy

Protect resource land

Municipal structure and funding



State of the Environment/
Forest/wildlife/
soil quality

Planning Act

Lands Protection Act

Water Act

Coastal Zone Policies

GIS data

Natural Areas Protection Act

Climate Change Action Plan

Energy Strategy

Land Registry system

Watershed Strategy



Land Use Planning

- ✓ Safe drinking water
- ✓ Sewage disposal
- ✓ Strategic economic development
- ✓ Create investment certainty
- ✓ Advance local and provincial priorities
- ✓ Safe access for first responders
- ✓ Reduce complaints and conflict
- ✓ Protect stream water quality and natural environment
- ✓ Protect farmland
- ✓ Protect fishing harbours, aquaculture access
- ✓ Prepare for climate change
- ✓ Maximize sewer and water infrastructure investment
- ✓ Plan for new roads and schools



*Province has
delegated
responsibility to
municipal
planning
authorities
(appeal to IRAC)*



Land Use Planning Framework on PEI

Planning Act, Province-wide Minimum Development Standards, other legislation



Municipal Planning Processes

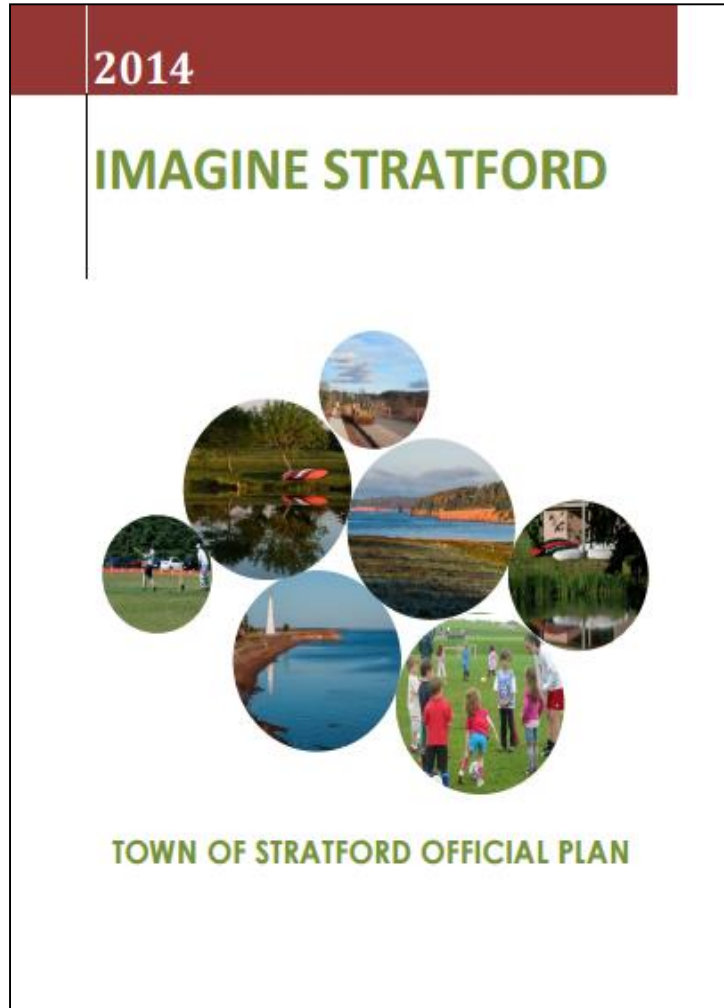
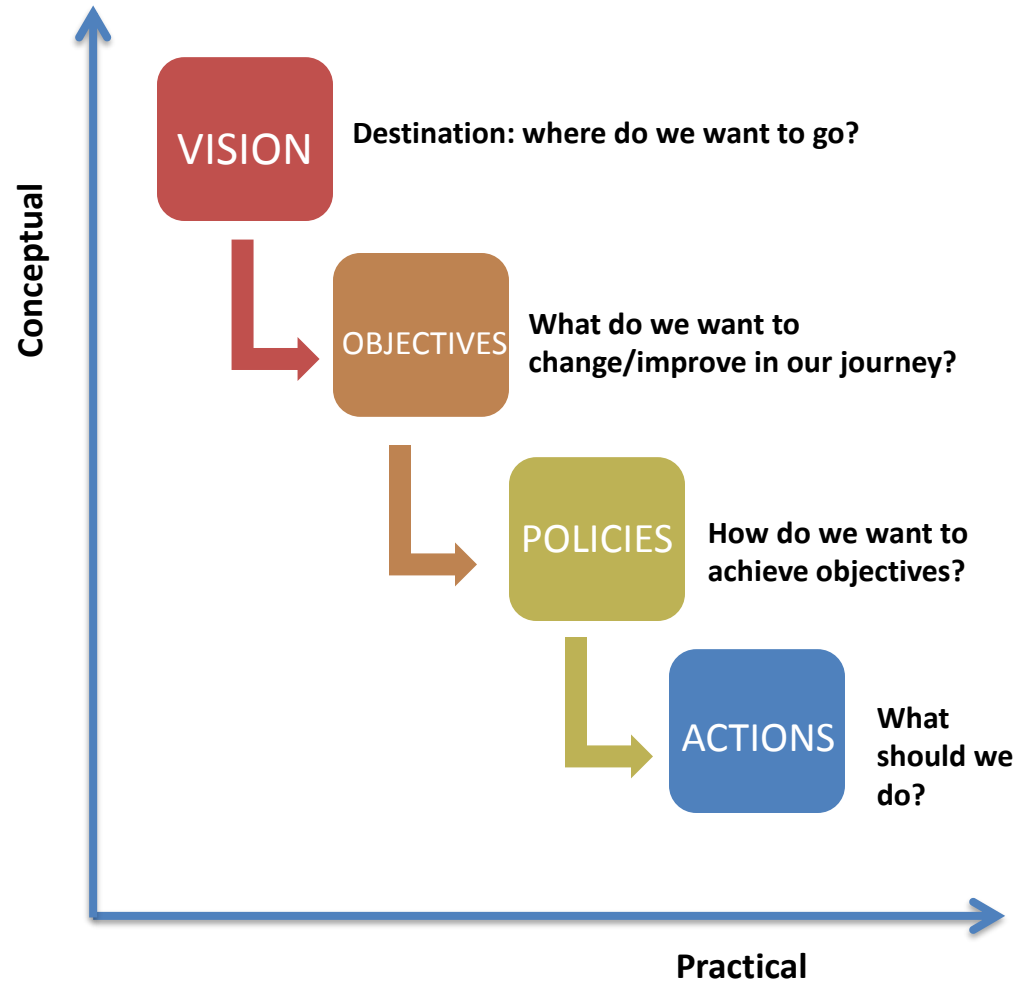
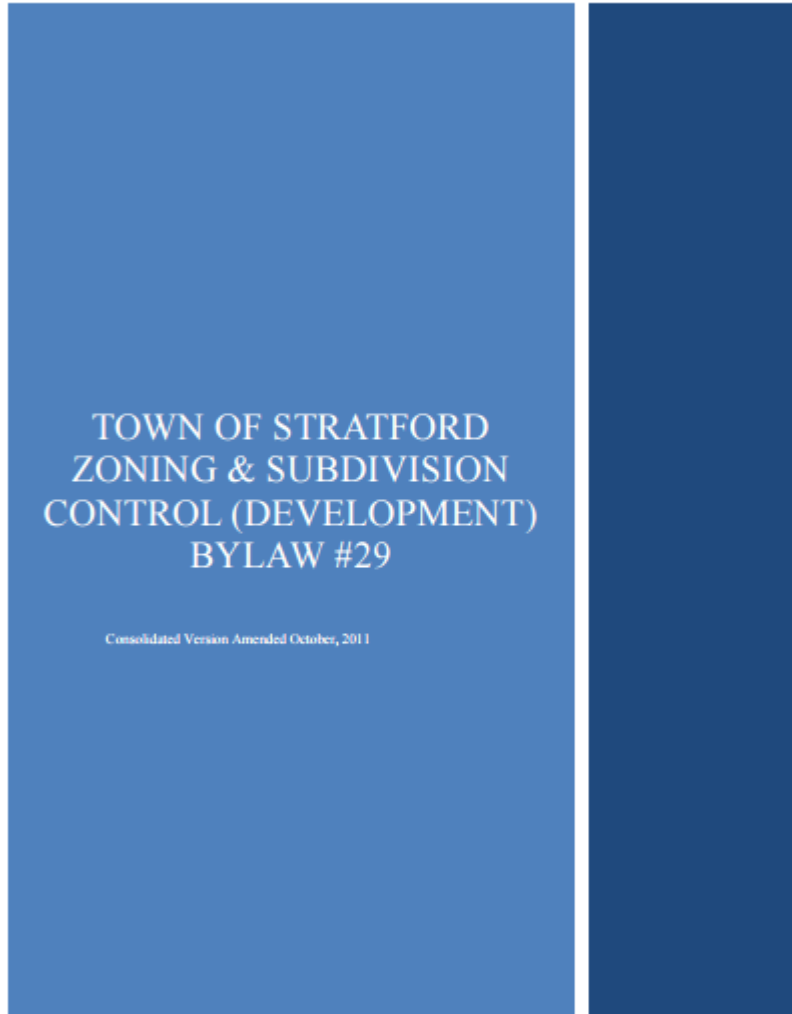


Fig 1: a conceptual framework for the official plan



Municipal Development Control Processes

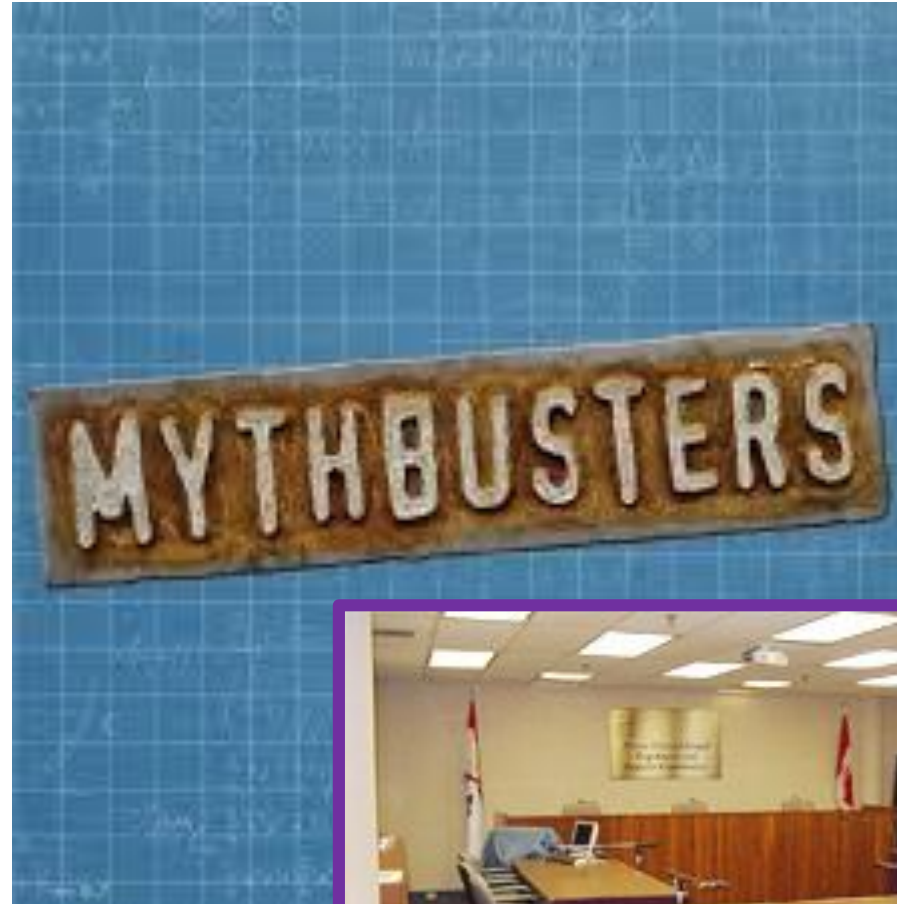


- ✓ Permitted uses within zones
- ✓ Public input if required
- ✓ Requirements (e.g. sewer, road access, storm water management, park spaces, parking, setbacks, structure design)

Does the subdivision or development meet the requirements of the zoning bylaw?



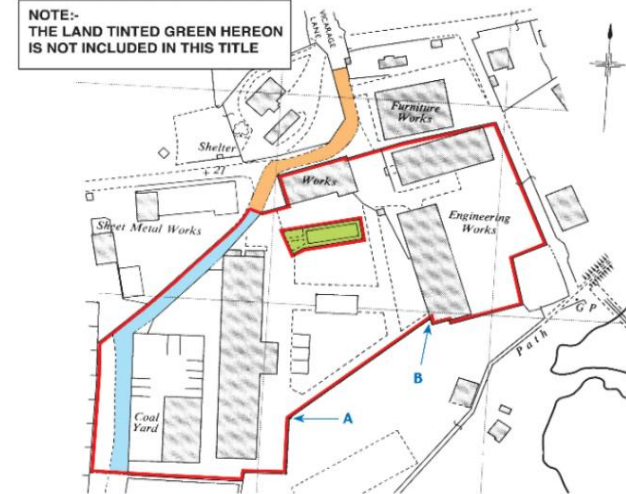
IRAC provides an appeal function (not service)- review decisions for compliance with rules, procedures



Pressures

- ✓ More complex applications
- ✓ Confusion and misunderstanding about process
- ✓ Community conflict is hard
- ✓ Timeframe impacted by third party requirements
- ✓ Significant projects= multiple funding partners
- ✓ Increased demand for contractors

		TITLE NUMBER	
ORDNANCE SURVEY PLAN REFERENCE		SECTION H	Scale 1/1250
ADMINISTRATIVE AREA			



Development Decision Points



Subdivision

\$\$



**Development
permit**

\$\$



Building Permit

\$\$



Fees

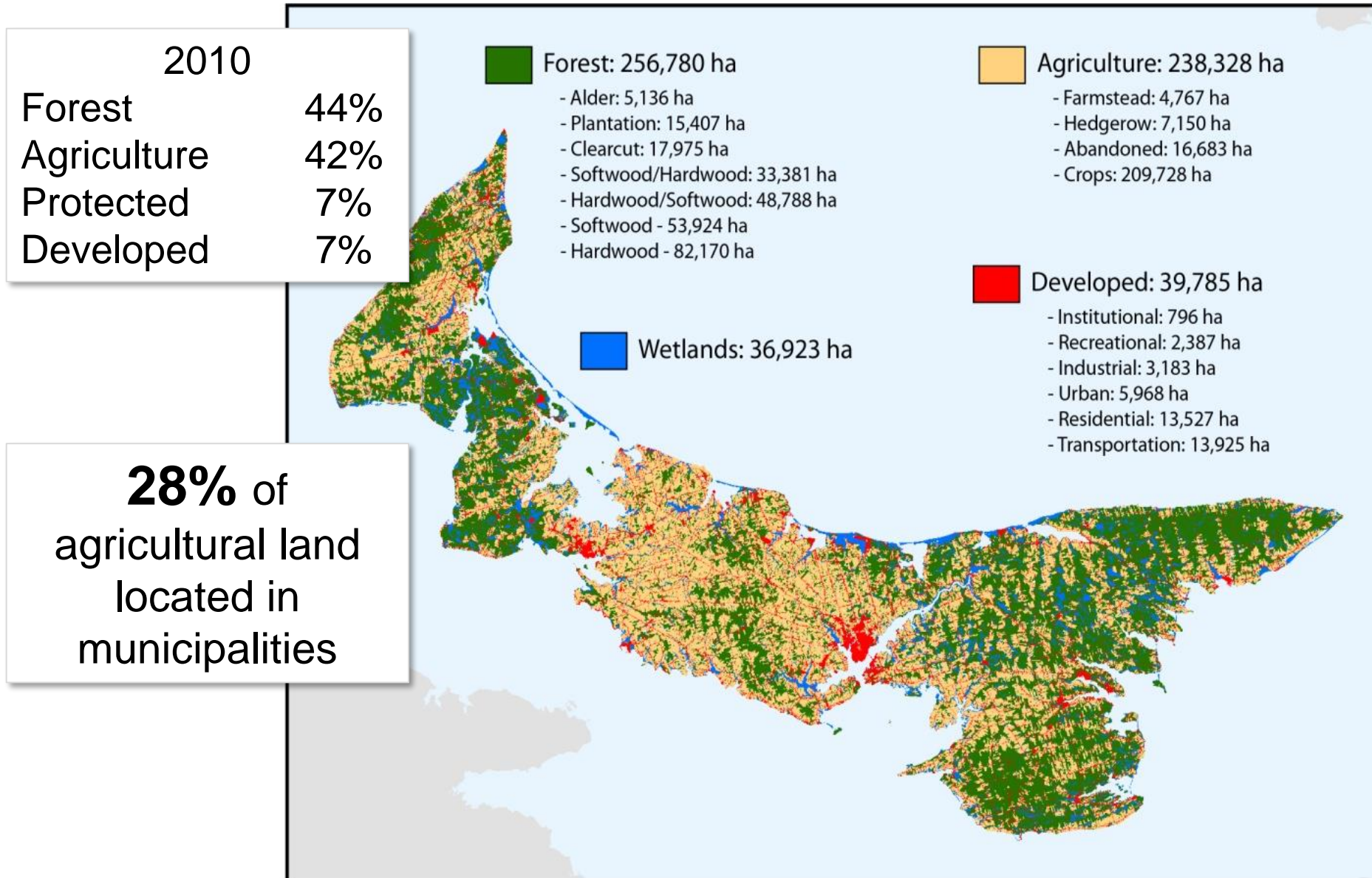
* Fees based on information available online (2018); does not include Building Code fees

Building a \$250,000, 2000 sqft single unit residential dwelling				
	Municipality		PROVINCE	
	Fee based on	Example	Fee based on	Example
Confirm Zoning	\$100	\$ 100	No charge	\$ -
Subdivision	\$200 + \$40 for each lot over 3	\$ 200	\$110 + \$55 for each additional	\$ 110
Development	\$5.50/\$1000 of value	\$ 1,375	\$0.20/sqft	\$ 400
Variance for deck	\$200 minimum	\$ 200	No charge	\$ -
Total Cost		\$ 1,875		\$ 510

Building a \$3,400,000, 19,000 sqft commercial or industrial building				
	Municipality		PROVINCE	
	Fee based on	Example	Fee based on	Example
Confirm Zoning	\$100	\$ 100	No charge	\$ -
Change of Use	Likely zoned appropriately already	\$ -	\$110 + \$55 for each additional	\$ 110
Subdivision	Likely an existing lot	\$ -	\$110 + \$55 for each additional	\$ 110
Development	\$7.00/\$1000 of value	\$ 23,800	\$2500 if over 10,000 sqft	\$ 2,500
Total Cost		\$ 23,900		\$ 2,720



Current Land Use





Planning Act

Provincial Land Use Policy

*Is your official
plan
consistent
with the
Provincial
Policy?*

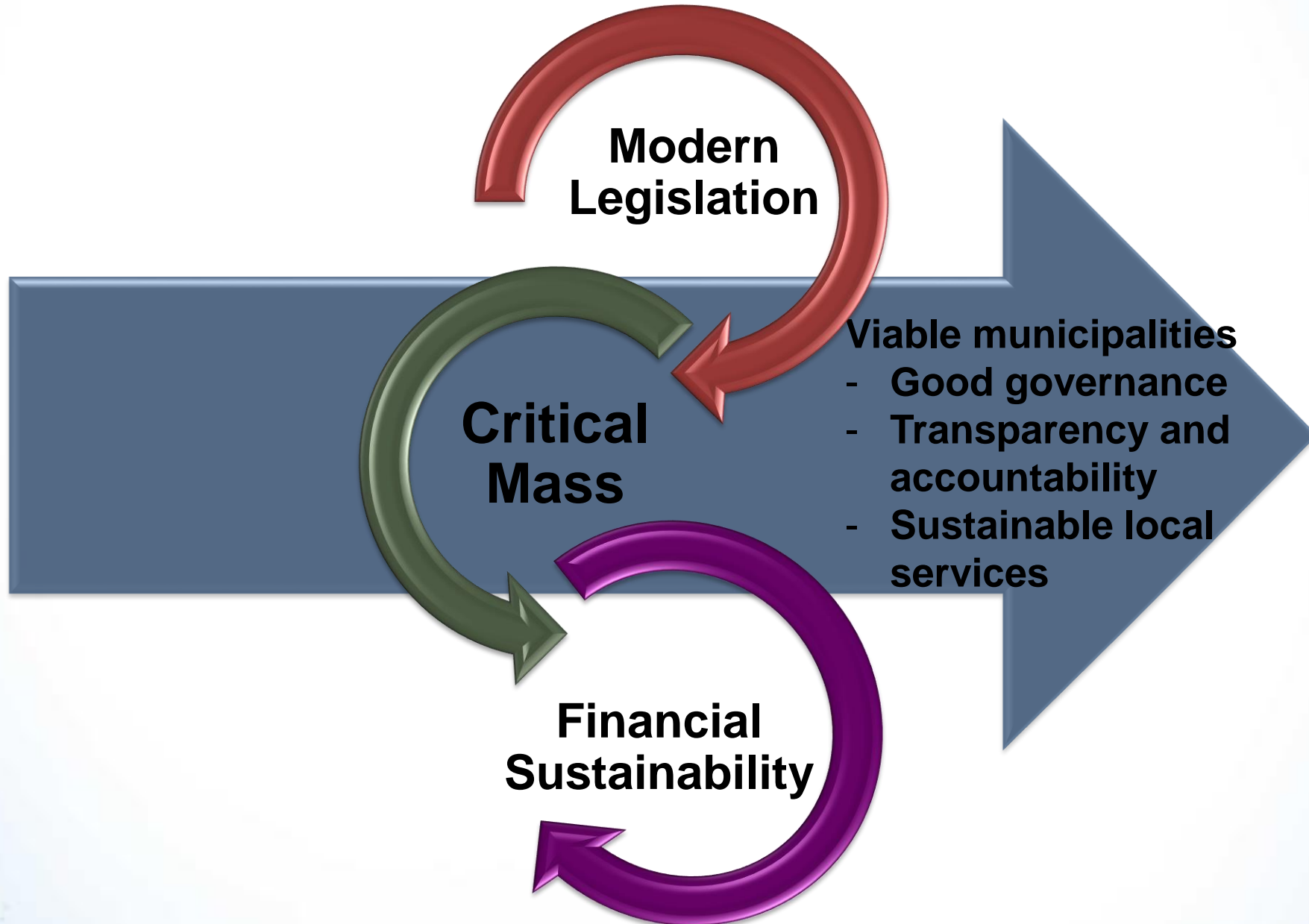
Role of Province:

- Vision & Policies
- General Land Use Map
- Land Use Designations
- Implementation Tools

Role of Municipality:

- Official Plan
- General Land Use Map
- Zoning and Development Bylaws
- Zoning Map
- Implementation Tools

Municipal Viability

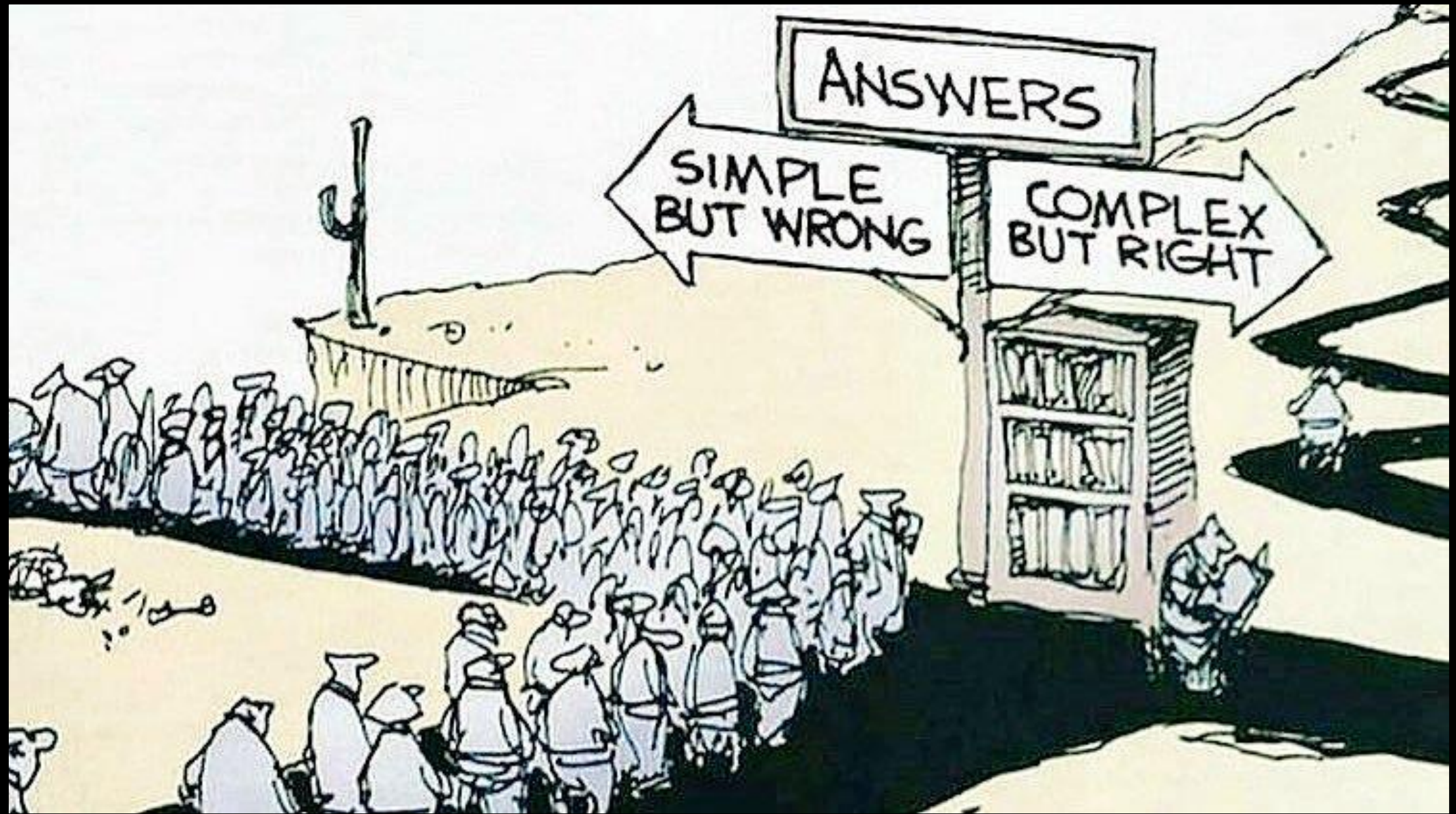


**Modern
Legislation**

**Critical
Mass**

**Financial
Sustainability**

Viable municipalities
- Good governance
- Transparency and
accountability
- Sustainable local
services



Shared Vision, Shared Values

