



Eastern Kings  
OFFICIAL PLAN REVIEW



Council Update  
April 20, 2023

# UPLAND



Ian



Juniper



Angharad



Ryan

# Agenda

1. Introduction to the plan review
2. Highlights
3. Key Changes
4. Discussion

# Why Plan?

**If we don't plan our communities, someone else will**

# Why Plan?

To use infrastructure efficiently



- Sewage lift station: \$100,000+
- Wawa, Ontario rural road study identified maintenance and depreciation costs of \$62,000 / km / year

# Why Plan?

To support our community's character and culture



# Why Plan?

To prepare for change



# Why Plan?

To protect sensitive environments & development





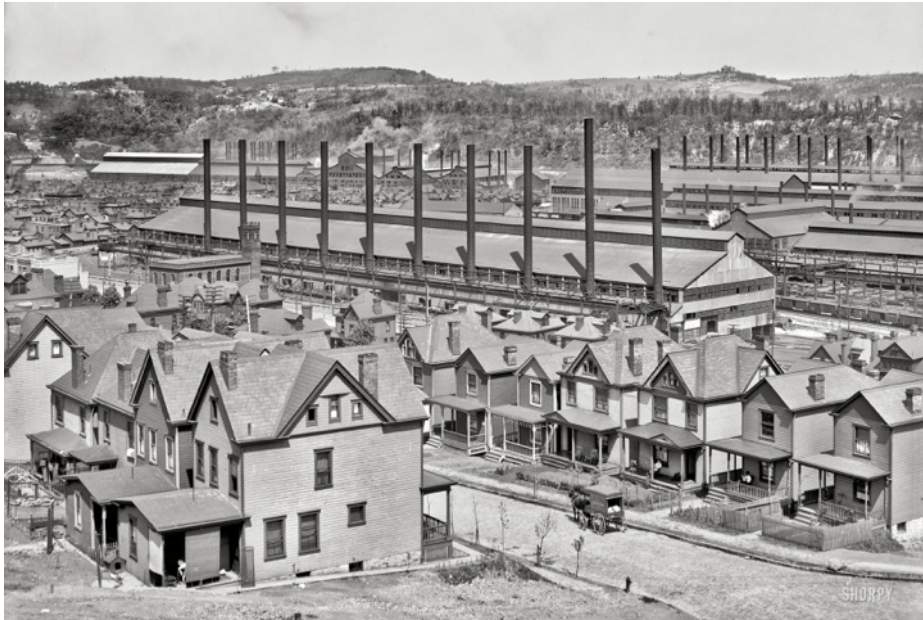
# Why Plan?

To set aside land for resource development



# Why Plan?

To separate incompatible land uses



# Why Plan?

To bring together compatible land uses



# How Do We Plan?



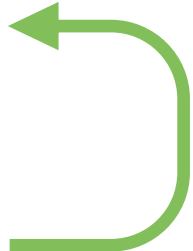
**PLANNING ACT**



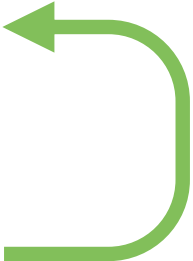
**OFFICIAL PLAN**



**DEVELOPMENT  
BYLAW**

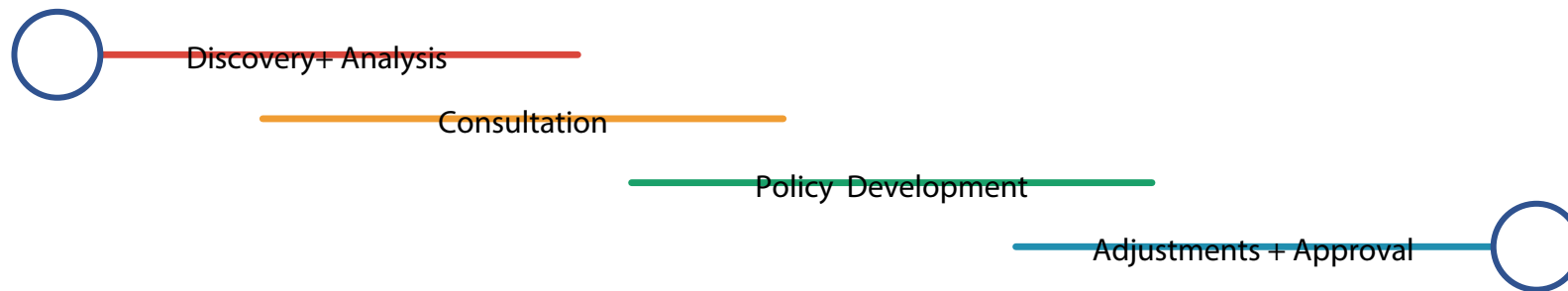


must agree with



must agree with

# Project Overview



# Background Work



Map 6. Protected areas in Eastern Kings

## 2.3 Age

When considering the population by five-year age cohorts, we see that in all three of Eastern Kings, Kings County, and Prince Edward Island, the largest age cohort is between 55 to 59 years of age. We also see the cohorts between the ages of 24 and 49 are underrepresented in all three geographies.

In Eastern Kings, women between five and 14 years old and between 40 and 44 years old represent a greater share of the overall population compared to the population of men from those cohorts.

Meanwhile, men between 50 and 54 years old and 60 and 64 years old represent a greater share of the overall population of men compared to the population of women in those cohorts. The median age in Eastern Kings is 49, four years older than the Provincial median and one year older than the median age in Kings County.

Generally, population is aging across rural PEI, a trend that is reflected in Eastern Kings. There, despite a decrease in the overall population in recent years, there has been an increase in the percentage of people over the age of 65. Residents over 65 made up 25% of the population in 2016, up from 19% of the population in 2011.

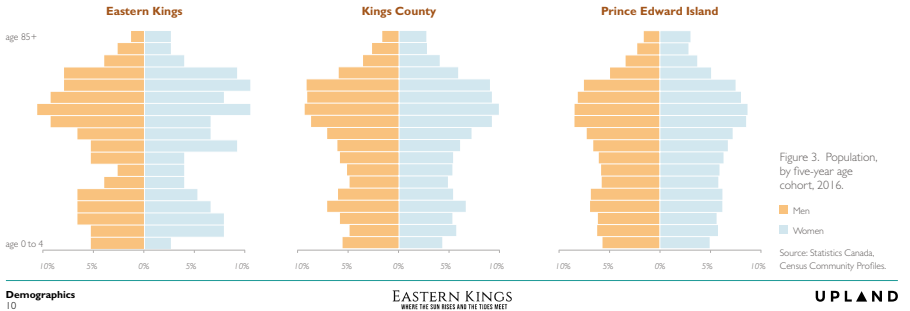


Figure 3. Population, by five-year age cohort, 2016.

Men  
Women

Source: Statistics Canada, Census Community Profiles.

# Preliminary Engagement



**Public Meeting**

9 attendees



**Public Survey**

35 responses



**Stakeholder Calls**

15 discussions

# Engagement Themes

- Housing Needs (seniors, families)
- Access to nature
- Sensitive environments
- The role of tourism
- Renewable energy (wind, solar)
- Views
- Vision for the future



# Draft Engagement

- 14 attendees
- 8 feedback forms
- Questions about subdivision
- Wind turbines, standards and process
- Enforcement
- Extent of vision and goals
- Private roads
- Environmental Overlay
- Solar collectors
- Gasoline storage

# Next Steps

- Minor edits coming from this meeting
- Release updated public draft
- Planning Board holds community meeting
- Planning Board recommendation to Council
- Formal adoption

[www.plan-easternkings.ca](http://www.plan-easternkings.ca)

2023.04 DRAFT



## Official Plan



Adopted \_\_\_\_\_, 2023  
With Amendments To \_\_\_\_\_, 2023



## Zoning & Subdivision Control Bylaw



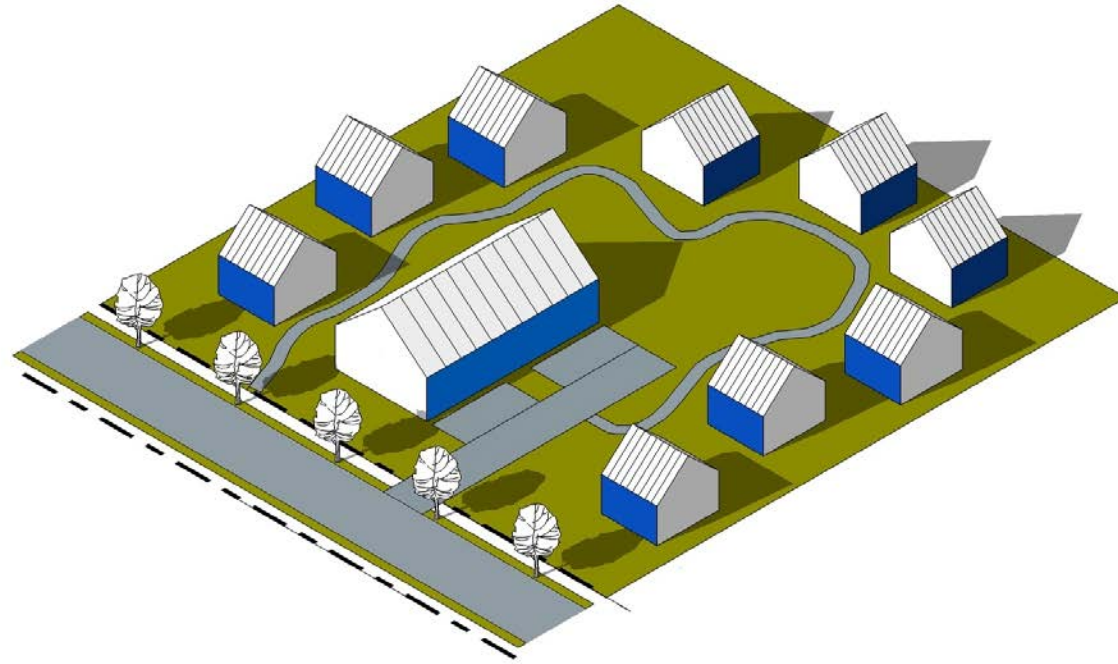
Adopted \_\_\_\_\_, 2023  
With Amendments To \_\_\_\_\_, 2023

Rural Municipality of Eastern Kings  
Subdivision and Development Control Bylaw

# Dwelling Types

- **Single-unit Dwellings**
  - permitted in Agricultural, Residential, Mixed-use Zones
- **Duplex dwellings**
  - permitted in Agricultural, Residential, Mixed-use Zones
- **Multi-unit dwellings**
  - special-permitted use in Agricultural, Mixed-use Zones
- **Grouped dwellings**
  - special-permitted use in Agricultural, Residential Zones
- **Residential facilities**
  - permitted anywhere dwellings of a similar scale are allowed

# Dwelling Types



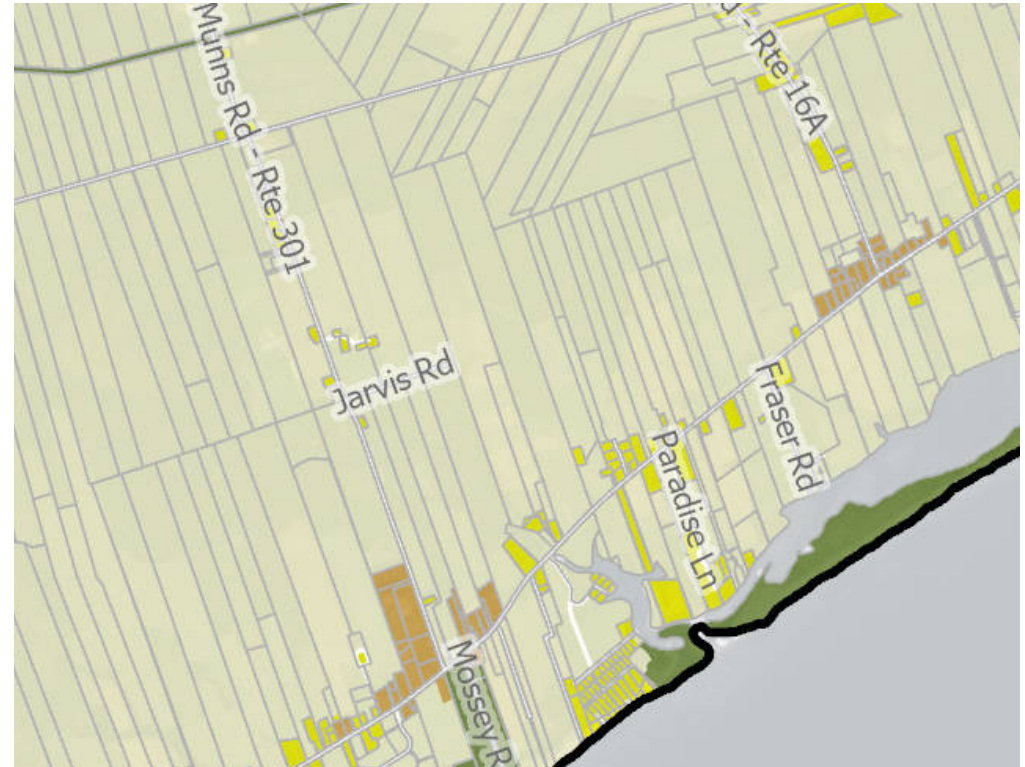
# Accessory Suites

- One dwelling unit within a single-detached dwelling, duplex, or as all or part of an accessory building
- Permitted in Agricultural, Residential, Mixed-use Zones
- One per lot
- Must be connected to main dwelling's services & utilities
- Must provide proof of servicing capacity
- Restrictions on lot size & coverage, floor area

# Mixed-use Zone

- Newly created zone
- Allows commercial & residential uses
- Placed at intersections of East Point Rd with Munns & Elmira, as well as existing places of worship (to allow future transition)





# Short-term Rentals

- The full or part-time rental of a dwelling unit not exceeding 28 continuous days
- Permitted in Agricultural, Residential, Mixed-use, General Commercial Zones
- One per lot
- Licensed under Provincial Regulations where relevant

# Active Transportation

- Active transportation (AT) includes human-powered modes like walking & cycling
- Requirements for connections to existing AT routes through subdivision process
- Requirements for AT connections within new parking lots
- *Suggested* bicycle parking guidelines

# Agriculture

- Continue Agriculture Zone
- Clear provisions for accessory beekeeping
- Clear provisions for community gardens
- Clear exemptions for farm, fish, and forestry stalls
- Provisions for “household livestock”
  - Minimum setbacks and lot sizes

# Solar Power

- **Accessory solar** (roof & ground mounted) permitted in all zones
  - ~~Not permitted in front yard~~
- **Solar as a main use** (larger-scale commercial use) permitted in Agricultural, General Commercial Zones
  - Requirements for screening, restriction on outdoor lighting

# Wind Turbines

- Separated by turbines with name plate capacity equal to or less than 100 kilowatts & turbines with capacity over 100 kilowatts
- Restrictions and required documentation clarified
- Special permit process removed
- New development permit application form
- Must be setback 2km from shoreline
- Restrictions on colour, finish, lighting, signage, decommissioning

# Wind Turbines

- **Smaller turbines** permitted in all zones *except* Parks & Conservation, Environmental Overlay Zones
  - Smaller turbines must be set back at least 3x their total height
- **Larger turbines** permitted in Agricultural Zone, ~~but not east of Elmira Rd~~
- Larger turbines require Development Agreement, site plan, project description, etc.
- Larger turbines must be set back at least 1x their total height, 1 km from dwellings

# Subdivision & Development

- New regulations for revision of lot boundaries, appending, changing use of a lot
- Updated and clarified regulations for subdivision & development
- Removed any unenforceable policies
- New criteria for Council to evaluate special permitted uses



# Key Changes in this Draft

- Wind turbines
  - Language
  - No prohibition east of Elmira Road
- Clarity of language
- Solar panels permitted in front yard
- Delete restrictions on gasoline storage
- Parameters around variances
- Clarify rules for development/subdivision on private roads
- Definition for OHWM
- Updated population analysis
- Updated permit data (TBD)
- Updated language around Basin Head
- Clarify language around non-conforming

**Thank You**