
RURAL MUNICIPALITY OF MISCOUCHE

OFFICIAL PLAN

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Rural Municipality of Miscouche Official Plan

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1. Introduction

1.1 Preface

This document, together with any Schedules or Amendments, constitutes the Official Plan for the Rural Municipality of Miscouche (further referred to as ‘The Plan’).

The present document is legally a plan review, the third since the plan’s completion. This document replaces the Official Plan as first adopted by Council of the Rural Municipality of Miscouche in 1989 and as amended in 2001, and 2008.

1.2 Official Plan Purpose

The Official Plan for Miscouche is a formalized statement of Goals, Objectives, Policies, and Plan Actions adopted by Council concerning the nature, extent, and pattern of land use and development within the municipality until the year 2036.

The Official Plan guides the physical, social, and economic development of Miscouche. It provides the policy framework for the Rural Municipality of Miscouche’s Zoning and Subdivision Control Bylaw and Policy direction for Council’s actions in relation to economic development initiatives, public works, social programs, municipal services, environmental standards and fiscal management.

1.3 Planning Area

The Official Plan covers all the area contained within the legal boundaries of the Rural Municipality of Miscouche. Although the Plan formally addresses only those matters that arise within the municipality’s legal boundaries, consideration has also been given to the Municipality’s relationship with adjacent municipalities, the region, and the province as a whole.

1.4 Legal Enablement

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

1.5 Official Plan Review

The Official Plan will guide the physical, social, and economic development of Miscouche until the year 2036. The Plan will be monitored on an ongoing basis to ensure its compatibility with changing circumstances. Formal, comprehensive reviews will be undertaken every five years, with the next review beginning in 2031.

1.6 Process

This revised Official Plan and its associated Zoning and Subdivision Control Bylaw were developed over the course of a year, beginning in the winter of 2025. Building on the foundation of the existing planning documents, the project team – guided by Council – conducted a review of existing conditions in Miscouche. The analysis included subjects such as demographics, infrastructure, economic, and environmental issues. The planning analysis then informed a round of public consultation where residents outlined their vision for Miscouche.

The background work guided the project team in drafting this Official Plan and the Zoning and Subdivision Control Bylaw. These documents were then refined and finalized through review with staff, residents, and Council, before being adopted in 2026.

1.7 Plan Content

The *Planning Act* requires that an Official Plan shall include:

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

1.8 Local Background

A comprehensive overview of the municipality's local context, including its physical setting, demographic profile, economic conditions, housing characteristics, and environmental features, is contained in the Background Report, which serves as a foundational document for this Plan. The Background Report can be found in Appendix B of this Plan.

2. Future Development Goals

2.1 Introduction

The following planning principles establish the foundation for this Plan and provide overarching direction for future growth and development within the municipality. They reflect the community's values and priorities, as informed by the Background Report and public engagement, and are intended to guide decision-making by Council. These principles support a coordinated approach to land use planning by promoting sustainable development, protecting key assets, and ensuring that growth occurs in a manner that is consistent with the long-term vision for the municipality.

2.2 Planning Principles

Enhance the social, economic, natural and physical environments of Miscouche through the adoption of sound land use and development policies and regulations which will promote the safe and equitable development of the municipality.

Preserve the small-town character of Miscouche by guiding growth and development in a way that respects the municipality's rural identity and strong sense of community.

Plan for thoughtful and sustainable growth by directing development to appropriate locations and ensuring that new development aligns with the capacity of municipal infrastructure and services.

Provide a spectrum of housing options by allowing a range of housing types and tenures that support all residents at different income levels and stages of life, while maintaining densities appropriate to the neighbourhood context.

Strengthen community spaces and recreation by investing in parks, recreational facilities, and community hubs that support active living, social interaction, and programming for residents of all ages.

Create a safe, connected, and accessible community by improving transportation safety, expanding pedestrian infrastructure, and ensuring residents can move safely and comfortably throughout the municipality.

Encourage and enhance the participation of Miscouche residents in future land use and development control matters.

3. Objectives, Policies and Plan Actions

3.1 Introduction

The extent and nature of future land use and development growth and change in Miscouche is dependent on current trends in the municipality's land utilization and population characteristics. It is also dependent on the quantity and quality of the municipality's housing stock, its economic and social development, municipal services, and transportation networks. The manner in which this growth and change will occur in the municipality 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 municipality.

This section establishes the policy framework that will guide future land use and development decisions in Miscouche. Building on the broader planning principles set out in the previous section, the Objectives provide more specific statements that respond to specific conditions and concerns within the municipality.

Policies and Plan Actions outline how these Objectives are to be achieved. Policies provide direction for decision-making and establish the basis for implementing land use controls through municipal bylaws, while Plan Actions identify practical steps that Council may take to advance the Objective's intent. The Future Land Use Map, found in Schedule A, supports this framework by illustrating the general pattern of development envisioned for the municipality. It is intended as a guide to the overall distribution of land uses and does not assign specific zoning or development permissions to individual properties.

3.2 Population Growth

Objective: To take advantage of the municipality's proximity to the City of Summerside, and to facilitate increased population growth within its municipal boundaries.

Miscouche has experienced steady population growth since 1996. While many factors, local, regional, and provincial will determine the economic climate which traditionally fosters residential growth, the municipality's proximity to a major urban centre means Miscouche should anticipate and plan for continued growth during the next decade.

Policy 3.2.1 It shall be the Policy of Council to adopt land use and development control policies that promote and sustain a viable social and economic environment.

Plan Actions:

- i. Council will ensure that the Zoning and Subdivision Control Bylaw makes provision for a range of residential, commercial, industrial, and public service and institutional development opportunities, as well as supports recreational facilities and a safe and efficient transportation network within the municipality.

3.3 Residential

Objective: It is the objective of Council to encourage a range of residential development opportunities that provide housing options for residents of all income levels and life stages, while protecting lands suitable housing from incompatible nearby land uses.

Demographic analyses in the Background Report using the 2021 Statistics Canada Census indicate that the municipality's housing stock is predominantly composed of single-detached dwellings, accounting for 84% of all units, while multi-unit housing remains limited. At the same time, the population is experiencing growth, having increased by 13.6% between 2016 and 2021. Moreover, the municipality has an average household size of 2.5 persons, with approximately 40% of households consisting of three or more persons. In determining potential residential demand, it is useful to consider trends in population and housing mix. Given an anticipated moderate rate of population growth, the current low level of rental units, and a recognized preference for single unit dwellings, it is expected that future housing demand will continue to be focused on single unit homes and low-density multi-unit forms, such as duplexes and triplexes. This will likely result in Miscouche continuing to develop in a predominantly low-density manner over the planning period.

By evaluating current trends and projecting them forward, the Municipality can establish a framework to accommodate present and future housing needs in an orderly and economic manner, while minimizing potential land use conflicts and supporting the development of safe and attractive residential neighbourhoods.

Policy 3.3.1 It shall be the Policy of Council that a full range of residential development opportunities, including single unit dwellings, multi-unit dwellings, and mobile homes shall be permitted within the municipality.

Policy 3.3.2 It shall be the Policy of Council that residential commercial uses shall be permitted within any area zoned for residential use in the municipality.

Plan Actions:

- i. The Municipality's Zoning and Subdivision Control Bylaw will make provision for, and regulations governing, a variety of residential development opportunities within the appropriate residential zone designation.
- ii. Council shall introduce a Residential Designation, and residential zone types shall be applied within this designation in conformance with the Future Land Use Map.
- iii. The Zoning and Subdivision Control Bylaw shall provide for a Residential (R) Zone that will prioritize residential land uses and allow other uses only if comparable thereto.

In order to adapt to the municipality's changing housing needs and to create an environment conducive to population growth, a broad range of cost-effective residential development opportunities will be encouraged.

Policy 3.3.3 It shall be the Policy of Council that mobile homes shall be permitted within the municipality only within designated mobile home parks in an area zoned for residential use.

Policy 3.3.4 It shall be the Policy of Council that where a two-unit dwelling has been constructed on a lot, the separate units of the two-unit dwelling shall be permitted to be subdivided and under separate ownership, subject to specific provisions.

Provincial legislation establishes standards and regulations that guide land use planning throughout the province. Ensuring that municipal planning documents conform with the requirements of the Planning Act and its associated regulations helps promote consistent development practices.

Policy 3.3.5 It shall be the Policy of Council that residential development along the municipality's highway network shall be permitted, provided it is compatible with the Province's regulations in the *Planning Act* governing the subdivision of land adjoining highways.

Policy 3.3.6 It shall be the Policy of Council that minimum lot sizes in the municipality shall conform with the minimum lot size provisions of the Province's Planning Act Regulations.

The Rural Municipality of Miscoche is located within the Summerside Special Planning Area (SSPA), which establishes Provincial regulations governing the subdivision of land for residential purposes. The SSPA is intended to minimize sprawl into the areas surrounding Summerside. More specifically, the objectives of the SSPA are to:

- (a) minimize the extent to which unserviced residential, commercial, and industrial development may occur;
- (b) to sustain the rural community by limiting future urban or suburban residential development and non-resource commercial and industrial development in order to minimize the loss of primary industry lands to non-resource land uses; and
- (c) to minimize the potential for conflicts between resource uses and urban residential commercial and industrial uses.

Municipalities within the SSPA that have their own Official Plans may directly implement specific regulations as set out in the *Planning Act* Subdivision and Development Regulations, or they may establish their own regulations provided they are consistent with the above objectives. Those that establish their own regulations must also typically limit subdivision activity; however, the Rural Municipality of Miscoche is specifically exempted from this requirement.

Policy 3.3.7 It shall be the Policy of Council that regulations for residential development within the municipality shall be consistent with the objectives of the Summerside Special Planning Area.

Policy 3.3.8 It shall be the Policy of Council to encourage residential development within Miscouche to reduce demand for unserviced development and potential land use conflicts in the rural lands of the Summerside Special Planning Area outside of Miscouche.

Policy 3.3.9 It shall be the Policy of Council to only consider rezoning lands from Residential Reserve to Residential at such time centralized sewer services have been provided by the Municipality either immediately adjacent to or along the roadway fronting on the land to be developed for residential purposes, or the developer agrees to connect, at their own expense, the land to be developed for residential purposes to the Municipality's sewage collection trunk line.

Plan Actions:

- i. The Zoning and Subdivision Control Bylaw shall limit subdivision of lands within the Residential Reserve Zone to two (2) residential lots from an area of land as it existed on March 30th, 2001 (the approval date of the 2000 Official Plan).
- ii. The Municipality shall report to the Minister, on or before April 30 of each year, the number of lots approved and development permits issued in the previous fiscal year, by type of intended use.

The provision of adequate municipal services is an important consideration in planning for residential growth. Centralized sewer infrastructure helps ensure that wastewater is managed safely and efficiently, protecting public health and the surrounding environment.

Policy 3.3.10 It shall be the Policy of Council that only those residential areas within the municipality which are currently serviced by the Municipality's centralized sewer service shall be zoned for residential use.

3.4 Commercial

Objective: To promote the development of commercial uses which are consistent with the preservation, creation, and maintenance of a healthy commercial environment within the municipality.

The municipality contains a number of businesses that are generally concentrated in small clusters along Main Drive. These commercial areas are centrally located and within walking distance of most residential neighbourhoods, contributing to their accessibility and convenience for residents. This central commercial area plays an important role in supporting pedestrian activity and should be maintained and enhanced in a manner that prioritizes walkability and discourages car-oriented development.

Policy 3.4.1 It shall be the Policy of Council that a variety of commercial uses shall be permitted within the municipality, provided such uses do not have a detrimental impact on non-commercial uses.

Plan Actions:

- i. The Zoning and Subdivision Control Bylaw will identify specific areas which shall be zoned for Commercial use and shall also make provision for and regulations governing a variety of commercial development opportunities within the municipality.
- ii. Council shall establish a Commercial Designation to guide the locations of commercial zones in conformance with the Future Land Use Map.
- iii. The Zoning and Subdivision Control Bylaw shall provide for a Commercial (C) Zone to permit and regulate commercial land uses.

Commercial development can generate increased traffic volumes and activity that may place pressure on the surrounding road network and adjacent land uses. Without appropriate mitigation, this can result in congestion, reduced safety for pedestrians and motorists, and conflicts with nearby residential areas. Ensuring that potential traffic impacts are identified and addressed as part of the development process helps maintain a safe and efficient environment.

Policy 3.4.2 It shall be the Policy of Council that developers of a new or redeveloped commercial operation within the municipality shall be responsible for rectifying any potential traffic problems related to the operation of the proposed commercial development.

Plan Actions:

- i. The Zoning and Subdivision Control Bylaw will require, as a condition of the granting of a development permit for a proposed commercial development, that the developers submit to Council a plan which identifies and provides a solution to any potential traffic problems, including parking, traffic flow, and ingress/egress, related to the operation of the proposed commercial development.

3.5 Industrial

Objective: To promote the development of industrial uses which are consistent with the establishment and sustainment of a healthy industrial environment within the municipality.

Policy 3.5.1 It shall be the Policy of Council that a variety of industrial uses shall be permitted within the municipality, provided such uses do not have a detrimental impact on non-industrial uses.

Plan Actions:

- i. The Zoning and Subdivision Control Bylaw will designate specific areas within the municipality which shall be zoned for Industrial (M) use, and shall also make provision for regulations governing a variety of industrial development opportunities within the municipality.
- ii. Council shall establish an Industrial Designation to guide the locations of industrial lands in conformance with the Future Land Use Map.
- iii. The Zoning and Subdivision Control Bylaw shall provide for an Industrial (M) Zone and establish permitted uses and industrial development standards.

Industrial development often involves truck traffic and heavier vehicle movements that can place unique demands on the transportation network. If not properly addressed, these impacts can affect infrastructure performance and create conflicts with other road users. Addressing such issues as part of the development process helps ensure that industrial activities are supported by appropriate infrastructure and can operate effectively without undue impact on the broader community.

Policy 3.5.2 It shall be the Policy of Council that developers of a new or redeveloped industrial operation within the municipality shall be responsible for rectifying any potential traffic problems related to the operation of the proposed industrial development.

Plan Action:

- i. The Zoning and Subdivision Control Bylaw will require, as a condition of the granting of a development permit for a proposed industrial development, that the developer submit to Council a plan which identifies and provides a solution to any potential traffic problems, including parking, traffic flow, and ingress/egress, related to the operation of the proposed industrial development.

3.6 Public Service and Institutional Uses

Objective: To promote the development of public service and institutional facilities which will meet the current and future needs of the municipality's residents.

Miscouche has established itself as a service centre for surrounding rural communities and as a result, contains a range of public service and institutional uses. These include facilities such as a school, museum, and church, which serve both local residents and the broader region.

Policy 3.6.1 It shall be the Policy of Council that a variety of public service and institutional uses shall be permitted within the municipality, provided such uses do not have a detrimental impact on non-public service and institutional uses within the municipality.

Plan Actions:

- i. The Zoning and Subdivision Control Bylaw will designate specific areas within the municipality which shall be zoned for Public Service and Institutional (I) use and shall also make provision for and regulations governing a variety of public service and institutional development opportunities within the municipality.
- ii. Council shall establish a Public Service and Institutional Designation to guide the locations of institutional lands in conformance with the Future Land Use Map.
- iii. The Zoning and Subdivision Control Bylaw shall provide for a Public Service and Institutional (I) Zone to establish permitted uses and institutional development standards.

Public service and institutional uses should be designed to integrate with the municipality's existing infrastructure and contribute positively to the surrounding community. Ensuring connections to pedestrian networks, parking areas, and public open spaces can improve accessibility and support more cohesive and functional development patterns. Additionally, these uses can generate additional traffic and activity, making it important to address potential impacts on the transportation network and nearby areas.

Policy 3.6.2 It shall be the Policy of Council that all new public service and institutional developments shall, wherever practical, be integrated into the municipality's existing pedestrian access, paved parking, and recreation and public open space network, and that any costs associated with this integration shall be borne by the developer.

Plan Actions:

- i. The Zoning and Subdivision Control Bylaw will stipulate that, as part of the subdivision approval process, developers of new public service and institutional facilities 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 municipality's existing pedestrian access, parking, and recreation and public open space network.
- ii. The Zoning and Subdivision Control Bylaw 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 municipality's existing pedestrian access, parking, and recreation and public open space network to the development permit for the proposed facility.

Policy 3.6.3 It shall be the Policy of Council that developers of a new or redeveloped public service and institutional facility within the municipality shall be responsible for rectifying any potential traffic problems related to the operation of the proposed public service and institutional development.

Plan Actions:

- i. The Zoning and Subdivision Control Bylaw will require, as a condition of the granting of a development permit for a proposed public service and institutional development, that the developer submit to Council a plan which identifies and provides a solution to any potential traffic problems including parking, traffic flow, and ingress/egress, related to the operation of the proposed public service and institutional development.

3.7 Recreation and Public Open Space

Objective: To establish, within municipal budget constraints, recreation and public open space areas and facilities, sufficient in size and number and conveniently located, to provide for both active and passive use by all segments of the municipality's population.

The Municipality recognizes the need to provide recreation and public open space areas and facilities for the use and enjoyment of both present and future populations. It also recognizes the need to provide such areas and facilities in an accessible manner. There are a few lands within the municipality set aside for recreation and public open space use including the Confederation Trail, and small parks along Lady Slipper North, Kelly Drive, Main Drive, and Heritage Drive.

Policy 3.7.1 It shall be the Policy of Council that a variety of recreation and public open space uses shall be permitted within the municipality, provided such uses do not have a detrimental impact on non-public open space and recreation uses within the municipality.

Plan Action:

- i. The Zoning and Subdivision Control Bylaw will designate specific areas within the municipality which shall be zoned for Recreation and Public Open Space (O) use, and shall also make provision for and regulations governing a variety of recreation and public open space development opportunities within the municipality.

Policy 3.7.2 It shall be the Policy of Council to develop a comprehensive recreation and public open space strategy for the Municipality which will ensure adequate recreation and public open space opportunities and facilities are available to the residents of Miscouche.

Plan Actions:

- i. Funding allocations will be proposed in the Municipality's budget for the development of a comprehensive recreation and open space strategy for the Municipality to be completed in the near future.
- ii. The comprehensive recreation and open space strategy to be prepared will address issues respecting the consolidation of existing facilities, as well as the acquisition, location, size, linkage, and use of new recreation and public open space areas and facilities on both municipally owned and privately owned properties in the municipality.

Policy 3.7.3 It shall be the Policy of Council that anyone subdividing land within the municipality shall contribute to the provision and maintenance of the municipality's recreation and public open space areas and facilities.

Plan Actions:

- i. The Zoning and Subdivision Control Bylaw shall establish requirements for the dedication of a given percentage of the land being subdivided, for recreation and public open space purposes, or, where Council decided that such a dedication of land is inappropriate or not feasible, contributing a given percentage of the assessed value of the subdivision as a whole at the time of final approval in lieu of said dedication.

Policy 3.7.4 It shall be the Policy of Council that developers of a new or redeveloped public open space and recreation operation within the municipality shall be responsible for rectifying any potential traffic problems related to the operation of the proposed public open space and recreation development.

3.8 Agriculture

Objective: To promote the development of agricultural lands for non-agricultural purposes while permitting existing agricultural operations within the municipality to continue.

Until the early 2000s, agriculture was the traditional economic base of the Rural Municipality of Miscouche. Although a large portion of the municipality is still under some form of agricultural use, the municipality is becoming more and more a “residential community”.

Policy 3.8.1 It shall be the Policy of Council that the growing of agricultural crops, the construction and use of agricultural buildings and structures, and the practice of traditional farm activities shall be permitted on all lands zoned as Residential Reserve (RR) within the municipality, subject to the provisions of the Municipality’s Zoning and Subdivision Bylaws, and any applicable Provincial regulations pertaining to agricultural practices.

Plan Action:

- i. While no lands within the municipality will be specifically zoned as agricultural under the Municipality’s Zoning and Subdivision Control Bylaws, provision will be made for and regulations prepared governing agricultural activities within any area zoned as Residential Reserve (RR).

A very small portion of Miscouche is currently utilized for natural resource purposes. This is not expected to change in the near future, as the close proximity to development of Miscouche’s undeveloped area do not lend themselves to intense forestry or agricultural production. Within the relatively small footprint of the municipality, it therefore appears prudent to nurture the residential character of the settlement and to adopt policies protecting residents from land use conflicts with agricultural land uses.

Policy 3.8.2 It shall be the Policy of Council that livestock operations will not be permitted within the municipality.

3.9 Transportation

Objective: To maintain a high level of cooperation with the PEI Department of Transportation, Infrastructure and Energy respecting the future development or upgrading of the transportation routes and facilities located within the municipality.

The Rural Municipality of Miscouche 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 municipality. The municipality is supported by a well-established transportation network, with its main roadway serving as an important link between the City of Summerside and the western portion of the province. Roads within and adjacent to the municipality are maintained by the Provincial Department of Transportation, Infrastructure and Energy.

Policy 3.9.1 It shall be the Policy of Council that the Municipality shall assume the standards and policies of the PEI Department of Transportation, Infrastructure and Energy, respecting the future development or redevelopment of the municipality's transportation network.

Plan Action:

- i. The Zoning and Subdivision Control Bylaw will make the provision that the Development Officer 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, Infrastructure and Energy for review and comment respecting compliance with Provincial transportation standards, prior to submitting the proposed plan of subdivision to Council for consideration.

Policy 3.9.2 It shall be the Policy of Council that, in order to ensure safe and efficient roads exist in the municipality to service residents and the travelling public, any new or proposed access to the municipality's transportation network shall comply with all Provincial policies and regulations governing safe sight distance standards.

Plan Action:

- i. The Zoning and Subdivision Control Bylaw will make the provision, as part of the development permit approval process, that any person establishing a new access to the municipality's transportation network must first receive a highway access permit from the PEI Department of Transportation, Infrastructure and Energy.

Policy 3.9.3 It shall be the Policy of Council that the Municipality shall categorize highways in accordance with the PEI Department of Transportation, Infrastructure and Energy's road categorization system.

While the existing transportation system provides strong vehicular connectivity, there is a need to enhance pedestrian infrastructure throughout the municipality. Improving sidewalks, trails, and crosswalks in strategic locations will help support safer and more efficient pedestrian movement and contribute to a more connected and accessible municipality.

Policy 3.9.4 It shall be the Policy of Council that, where required, and as municipal budget constraints permit, it shall, in conjunction with the PEI Department of Transportation, Infrastructure and Energy, develop a comprehensive pedestrian walkway access system throughout the municipality.

Plan Action:

- i. Council shall annually consider the provisions of funds within its municipal budget for the development or expansion of a comprehensive pedestrian walkway access system throughout the municipality.

Policy 3.9.5 It shall be the Policy of Council that all new residential, commercial, public service and institutional, industrial, and recreational developments shall provide sufficient off-street parking facilities to accommodate employees, visitors, and other traffic.

Plan Action:

- i. The Zoning and Subdivision Control Bylaw will make the provision that, as part of the development permit application process, all new residential, commercial, public service and institutional, industrial, and recreation/public open space developments will attach, to the development permit application, a copy of a parking plan indicating the provision of adequate off-street parking for visitors, staff, and customers.

3.10 Municipal Services

Objective: To provide a high level and good quality of municipal services to its residents.

Fire protection for the municipality is provided by the Miscouche Fire Department. Police services are by the East Prince detachment of the Royal Canadian Mounted Police. The majority of the municipality's homes and businesses are connected to the Municipality's centralized sewage collection system, with only a handful having on-site septic systems. All homes and businesses in the municipality receive their drinking water from individual wells. Garbage collection in Miscouche is through the Province's Waste Watch Program.

Policy 3.10.1 It shall be the Policy of Council that the Municipality shall continue to acquire fire protection services from the Miscouche Fire Department.

Plan Action:

- i. 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 municipality in order to evaluate areas of high fire risk, and shall prepare a public report to be presented at the Municipality's annual meeting. Funding allocation will be proposed in the Municipality's annual budget for fire protection service.

Policy 3.10.2 It shall be the Policy of Council that the Municipality shall continue to utilize the police protection provided by the East Prince detachment of the Royal Canadian Mounted Police under its contract with the Province.

Plan Action:

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

Policy 3.10.3 It shall be the Policy of Council that all new developments shall, at the time of construction or re-construction, and where feasible and practical, be connected to the Municipality's centralized sewage collection system, and that where it is not practical or feasible, development will be permitted provided the lot in question can accommodate an approved on-site septic system.

Policy 3.10.4 It shall be the Policy of Council that, for the foreseeable future, all lots used for development purposes shall be serviced by individual, on-site wells.

Policy 3.10.5 It shall be the Policy of Council that garbage collection within the municipality shall continue under the Province's Waste Watch Program.

Plan Action:

- i. Council will annually review the level and efficiency of garbage collection within the municipality and shall prepare a public report to be presented at the Municipality's annual meeting.

3.11 Environment and Sustainability

Objective: To contribute to a sustainable environment.

Miscouche features very few of the environmental landscapes with which planning in Prince Edward Island is typically associated. The community is not coastal, most of its former natural areas have been previously disturbed by agriculture and development, and the few water bodies within its boundaries are primarily human-made. However, there are a few watercourse and wetlands at the fringes of the municipality, and development within the municipality has the potential to have varying degrees of environmental impact depending on factors such as transportation options and the greenhouse gas intensity of the buildings.

Policy 3.11.1 It shall be the Policy of Council to consider greenhouse gas emissions and other environmental impacts when evaluating development decisions.

Plan Action:

- i. The Zoning and Subdivision Control Bylaw shall contain setbacks between buildings and watercourses and wetlands.

3.12 Major Developments

Objective: It is the Municipality's objective that its residents are made aware of and afforded an opportunity to comment on any major development proposals which may come before Council.

While large-scale development proposals for the municipality have been limited in the past, the proximity of Miscouche to the City of Summerside raises the possibility that the municipality may receive an increase in major development proposals in the future.

Policy 3.12.1 It shall be the Policy of Council that residents shall be notified of and afforded an opportunity to comment on any major development proposal received by the Municipality.

Plan Action:

- ii. The Zoning and Subdivision Control Bylaw shall define "major development" within the Rural Municipality of Miscouche, and will make provision, in conformity with the Province's Planning Act Regulations, respecting public notification and comment on major development proposals which come before Council.

4. Permits

Council shall seek to implement the Official Plan and may appoint a Development Officer to administer it in accordance with this Section.

4.1 Development Permits

Policy 4.1.1 It shall be the Policy of Council that anyone wishing to do any of the following shall be required to apply for and obtain a development permit from the Municipality prior to commencing any construction, erection, demolition, movement, change of use or site excavation:

- i. construct, place, erect, demolish, change the exterior dimensions of, or construct an apartment within, any building or structure within the municipality;
- ii. change the use of any land or existing building or structure in the municipality, or expand the existing use of a building or structure in the municipality to the extent that it will require provision of new or expanded services by the Municipality; or
- iii. move any building or structure within or into the municipality.

Plan Action:

- i. Regulations governing buildings and structures and development permit applications will be established in the Municipality's Zoning and Subdivision Control Bylaw.
- ii. Council may appoint a Development Officer to administer the day-to-day aspects of the Zoning and Subdivision Control Bylaw.

Policy 4.1.2 It shall be the Policy of Council that its development 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:

- i. The Zoning and Subdivision Control Bylaw will make provision, as part of the development permit approval process, for the Municipality 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 development permit by the Municipality.

4.2 Subdivision Permits

Policy 4.2.1 It shall be the Policy of Council that anyone wishing to subdivide land within the municipality shall be required to obtain a subdivision permit from the Development Officer prior to the severing, sale, conveyance, or transfer of title of any lot.

Plan Action:

- i. Regulations governing the subdivision of land and subdivision permit applications will be established in the Municipality's Zoning and Subdivision Control Bylaw.

Policy 4.2.2 It shall be the Policy of Council that the Municipality shall maintain a file of all approved subdivisions created in the municipality, and that this file shall be open to the public.

Plan Action:

- i. The Development Officer will be instructed to establish a file of all approved subdivisions created in the municipality, and to forward a copy of each approved subdivision plan to the appropriate Government department.

Policy 4.2.3 It shall be the Policy of Council to submit 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:

- i. The Zoning and Subdivision Control Bylaw will make provision, as part of the subdivision approval process, that the Development Officer forward a copy of all new residential subdivision plans of greater than two lots, and all commercial or industrial subdivision plans to appropriate government departments for technical evaluation and comment, prior to submission of the subdivision permit application to Council for final approval.

Policy 4.2.4 It shall be the Policy of Council that any applicant seeking subdivision approval from Council shall first apply for approval in principle, and then, upon granting the approval in principle, shall make application for final approval of the subdivision before selling, deeding, or transferring title to any lot or parcel of land in the subdivision.

Plan Action:

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

4.3 On-Site Sewage Disposal System Permit Requirement

Policy 4.3.1 It shall be the Policy of Council 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 municipality which will require an on-site sewage disposal system shall, prior to receiving a development permit from Council, first apply for and receive an on-site sewage disposal system permit from the Building and Development Section, PEI Department of Housing and Communities.

Plan Action:

- i. The Zoning and Subdivision Control Bylaw will be set out, as part of the development permit application process, the requirements for an on-site sewage disposal system permit.

5. Plan Administration

5.1 Zoning and Subdivision Control Bylaw

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

In order to continue to exercise its decision-making authority as a municipal council, the Miscouche Council shall adopt a Zoning and Subdivision Control Bylaw to implement the future land use and development policies contained in the 2026 Official Plan.

Policy 5.1.1 It shall be the Policy of Council that the Municipality's future land use and development policies shall be implemented through the Zoning and Subdivision Control Bylaw, and that said bylaws may be administered, on Council's behalf, by the Development Officer.

Plan Action:

- i. A Zoning and Subdivision Control Bylaw will be drafted to accompany the Municipality's 2026 Official Plan.
- ii. Funding allocation may be made in the Municipality's annual budget for maintenance of a Development Officer position.

5.2 Amendments to Zoning and Subdivision Control Bylaw

Council proposes to amend planning documents as follows:

Policy 5.2.1 Council shall ensure that all amendments to the Zoning and Subdivision Bylaw comply with the Official Plan.

Policy 5.2.2 Council shall seek the guidance of the Planning Board before adopting an amendment.

5.3 Plan Review

Policy 5.3.1 It shall be the Policy of Council that the 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 Municipality's annual meeting.

Plan Action:

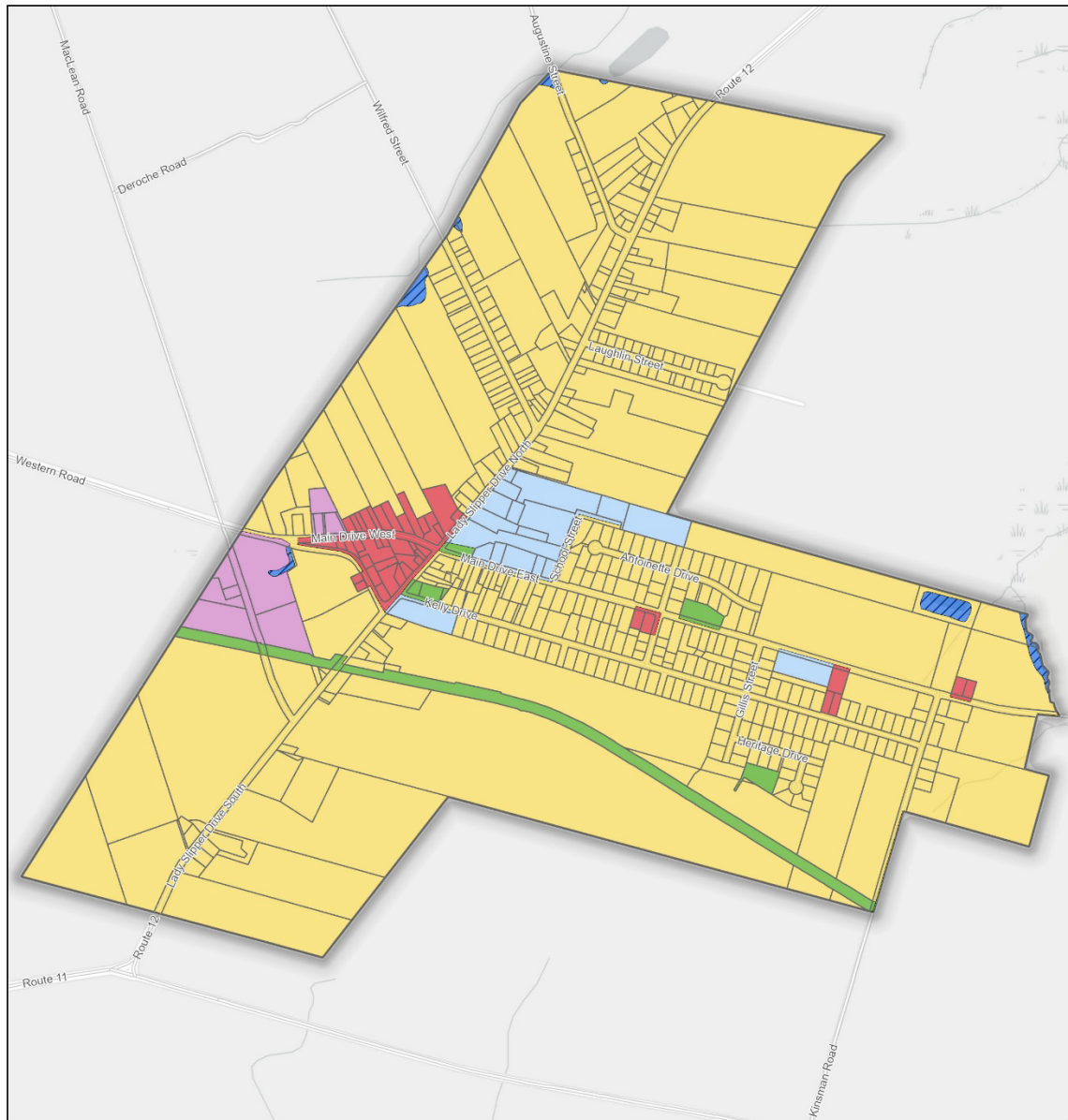
- i. The Municipality's Official Plan will be reviewed by Council, and a report prepared by the Development Officer, on Council's behalf, for presentation to the public at the time of the Municipality's annual meeting.

Policy 5.3.2 It shall be the Policy of Council that the 2026 Official Plan shall receive formal review and amendment, as required, no later than December 31, 2036.

Plan Action:

- i. The Municipality's Planning Board will be formally advised by Council in early 2036 to begin the official plan review/amendment process.
- ii. As part of the plan review process, the Planning Board will review the Plan Indicators found in Appendix 'A' to determine the effectiveness of the Plan policies and whether adjustments are necessary.

SCHEDULE A – FUTURE LAND USE MAP



MAP

Rural Municipality of Miscouche: Future Land Use

**SCHEDULE
A**

SCALE
0 50 100 200
metres



LAST UPDATED
2026.03.20

DATA SOURCE
Government of PEI,
Rural Municipality of Miscouche,
ESRI

LEGEND

- | | |
|---|--------------------------------|
| R | Residential |
| C | Commercial |
| M | Industrial |
| I | Public Service & Institutional |
| O | Recreation & Public Open Space |

- Waterbodies
 Parcel Boundary

This map is a graphical representation of property boundaries which approximate the size, configuration and location of properties. This map is not a land survey and is not intended to be used for legal descriptions.

APPENDIX A – PLAN INDICATORS

Policy Goal	Indicator	Measurement Notes
Housing Availability	Total number of dwelling units	
	Vacancy rate	
Housing Diversity	Dwelling unit % by type	
	Dwelling unit % by floor area	
	Dwelling unit % by bedroom count	
	Dwelling unit % by tenure	
Housing Density	Dwelling units per hectare	Only count lands in the Residential Designation and subdivided for development, and excluding roads
Servicing Efficiency	Road length per dwelling unit	
	Road length per capita	
Active Transportation Network	Total length of sidewalks	
	Total length of public trails	
Housing Affordability	Median monthly shelter costs for owned dwellings	Statistics Canada <i>households in non-farm, non-reserve private dwellings – 25% sample data</i>
	% of owner households spending 30% or more of its income on shelter costs	
	Median monthly shelter costs for rented dwellings	
	% of tenant households spending 30% or more of its income on shelter costs	
Commercial Base	Total commercial assessment	2025 dollars