

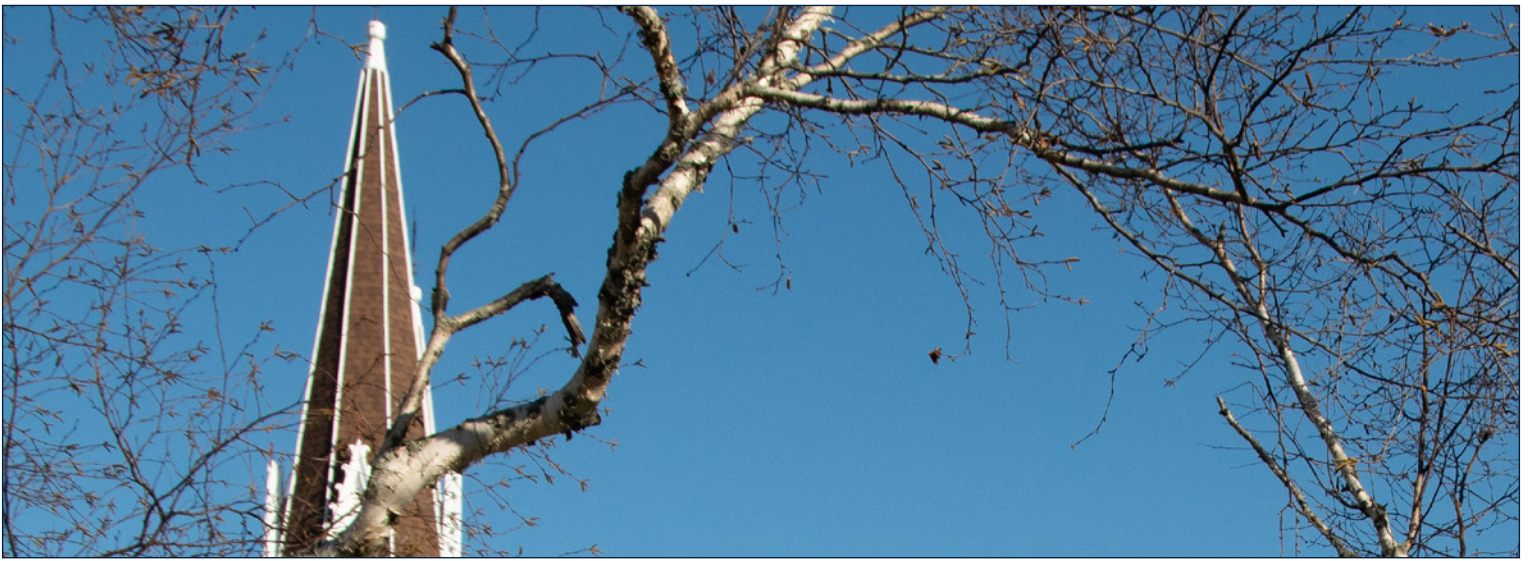




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1. INTRODUCTION



INTRODUCTION

ABOUT THIS REPORT

In October 2025, the Rural Municipality of Miscouche initiated a process to comprehensively review and update its Official Plan and Zoning & Subdivision Control Bylaw. These planning documents play a significant role in guiding and managing growth and development in the municipality, establishing the policies and regulations that determine how, where, and under what conditions development can occur.

The preparation of updated planning documents requires a clear and thorough understanding of the municipality's fundamental characteristics, including its demographic, economic, social, and physical context. This report provides an overview of these characteristics through a series of data analyses, figures, maps, and supporting information.

The data presented in this report has been sourced from the Rural Municipality of Miscouche, the Province of Prince Edward Island, and the Government of Canada. The majority of the analysis is based on data from the 2021 Census. As a new census release is forthcoming, it is important to acknowledge that some data may not fully reflect current conditions. Additionally, shifts in settlement patterns, housing demand, and the labour market driven by the COVID-19 pandemic and broader economic factors, have had a significant impact

across Canada. As a result, certain changes, such as an increased prevalence of remote work, remain difficult to quantify using available data.

Where limitations in the data exist, the project team will seek to supplement quantitative analysis with qualitative information collected from residents, community members, and stakeholders through community consultations.

PLAN CONTEXT

The municipality's most recent Official Plan and Zoning & Subdivision Control Bylaw were approved in 2008 and have since provided the framework for guiding land use and development within the community. Seeing as nearly two decades have passed since its approval, there is no doubt that the municipality has evolved. As such, a comprehensive review and update of these documents is needed in order to adapt to changing needs and circumstances.

The primary objective of this project is to develop a new set of planning documents that will serve as a clear blueprint for future growth and development in Miscouche. The updated plan aims to support the municipality's identity as a predominantly rural community, while allowing for well-planned, environmentally responsible

residential, commercial, and industrial development in appropriate locations. In doing so, the plan will also seek to encourage recreational opportunities and institutional facilities that enhance quality of life for residents, while proactively addressing current and future changes facing the community.

DISCLAIMER

Given Miscouche's small population base, percent changes in this report may appear more pronounced than in larger regions. Even relatively small shifts can translate into significant values, and this context should be considered when interpreting the data.

MAP	LOCATION	
LEGEND	 MISCOUCHE BOUNDARY	
SCALE		1:650,000



INTRODUCTION

TOWN CONTEXT

The Rural Municipality of Miscouche is an inland community located in central Prince County, Prince Edward Island, approximately 10 kilometres west of the City of Summerside. With nearly 1,000 residents within a land area of approximately 3.5 square kilometres, Miscouche is one of the more densely populated rural communities in the county. Despite its compact size and residential character, the municipality continues to support substantial agricultural activity within its boundaries.

Miscouche is located east of the Evangeline Region, the province's largest francophone area, which includes numerous Acadian communities. Seeing as it is a gateway to Acadian Prince Edward Island and home to the Acadian Museum of Prince Edward, the municipality hosts various tourists that seek to visit this significant cultural heritage destination.

In addition to its cultural role, Miscouche functions as a local service centre for surrounding rural areas, including Belmont, Central Lot 16, Southwest Lot 16, and St. Nicholas. Moreover, Highway 2 of the Trans Canada Highway network runs directly through the municipality. These characteristics position Miscouche as a community with strong agricultural, cultural, and regional ties that shape its identity and future growth.

HISTORY

Miscouche is located on traditional and unceded Mi'kmaq territory. In fact, the name *Miscouche* is derived from a Mi'kmaq term meaning "little grassy island", reflecting the area's natural landscape. The Mi'kmaq lived on and stewarded this land for thousands of years, using it as part of their seasonal movement and subsistence practices.

French settlers arrived in the region in the early 18th century, with Acadian settlement in the Miscouche area dating back to approximately 1727. The community was significantly impacted by the Acadian Deportation beginning in 1758, following British control of *Ile Saint-Jean*. Many Acadians were forcibly removed, and those who later returned faced significant hardship in rebuilding their communities.

Over time, Miscouche re-emerged as a centre of Acadian identity and cultural expression. In 1884, the community hosted the Second National Acadian Convention, where key Acadian symbols were adopted; including the flag, anthem, motto, and crest.

The community was incorporated as a village in 1956 and later as a community in 1983, allowing for greater local governance and planning authority. Miscouche prepared its first Official Plan in 1989, setting the foundation for managing growth and development

within its boundaries.

Today, Miscouche remains a predominantly rural municipality with a strong Acadian identity, an active agricultural base, and an important cultural area within Prince Edward Island.

2. DEMOGRAPHICS



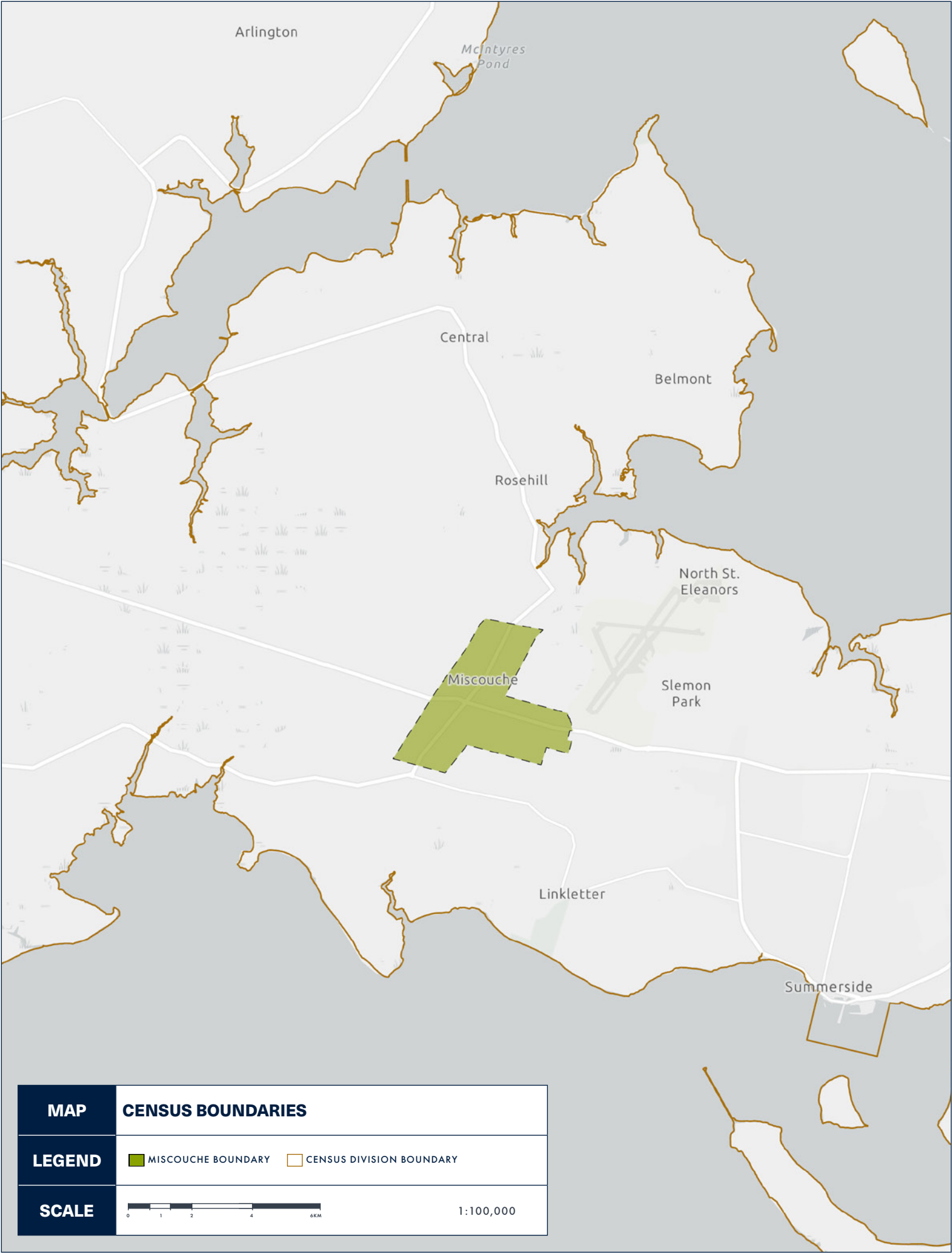
DEMOGRAPHICS

CENSUS BOUNDARIES

The census divides Canada into smaller statistical units called Census Divisions. Prince Edward Island consists of three, with Miscouche being located in the Prince County Census Division. This division covers the western portion of the Island.

Census Divisions are broken down further into units called Census Subdivisions, which allow us to look at the data for specific areas and communities. The Rural Municipality of Miscouche has its own Census Subdivision.

Census Subdivisions are broken down to even finer levels of detail; however, data at these levels are not often available to the public. This analysis primarily utilizes data from the Miscouche Census Subdivision with comparisons to the regional Census Division and Provincial level data sets.



DEMOGRAPHICS

POPULATION CHANGE

The population of Miscouche has increased significantly since the mid-1990s, reflecting a long-term trend of steady growth. Between 1996 and 2021, the municipality experienced an overall population increase of 46.1%. The most pronounced growth occurred in recent years, with the population increasing by 13.6% between the 2016 and 2021 census periods. This surge closely mirrors an earlier period of growth between 2006 and 2011, when the population increased by 13%.

These trends contrast with broader population patterns in Prince County, which experienced a slight population increase of 3.7% between 1996 and 2016. In fact, the population was slowly declining between 1996 and 2016, with the region experiencing a decline of 1% within this time frame. However, this pattern changed in more recent periods, as the population grew by 5.3% between 2016 and 2021. At the provincial level, Prince Edward Island's population change falls

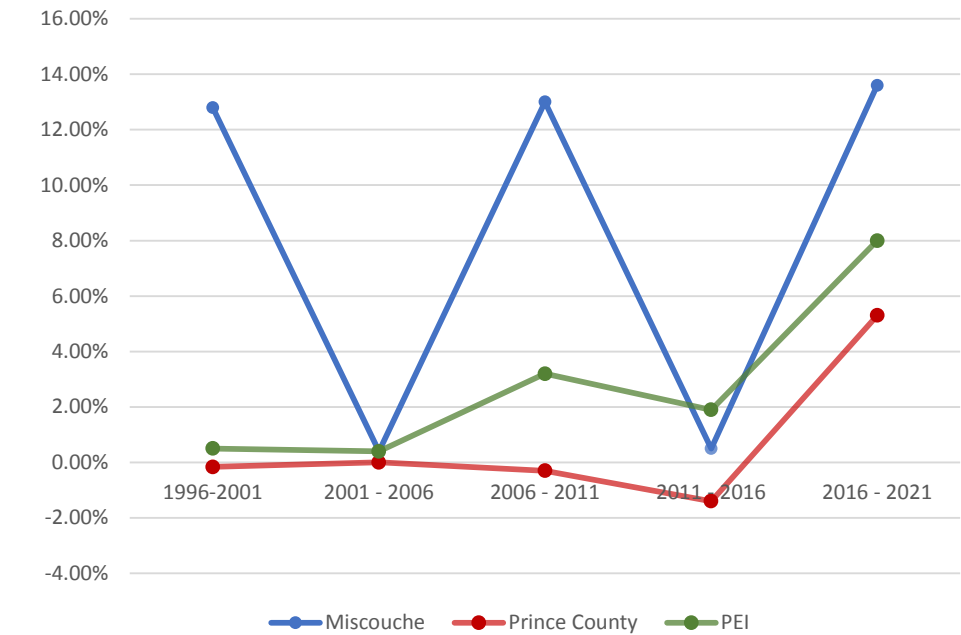


Figure 1. Regional population change by percentage (1996-2021). Source: Statistics Canada

somewhere in between. Since 1996, the province's population has grown by 14.7%, with the most significant increase also occurring between 2016 and 2021 at 8%.

to increased migration into the province, both at the interprovincial and international level. Due to these changes, it is imperative to plan for growth within the municipality to be able to accommodate all residents.

The recent acceleration in population growth we see across all three of these regions can be attributed

	1996	2001	2006	2011	2016	2021	1996-2021 Change	2016-2021 Change
Prince Edward Island (P)	134557	135294	135851	140204	142907	154331	14.7%	8.0%
Prince County (CD)	44566	44495	44499	44348	43910	46234	3.7%	5.3%
Miscouche (CSD)	679	766	769	869	873	992	46.1%	13.6%

Source: Statistics Canada

DEMOGRAPHICS

POPULATION PYRAMIDS

Population pyramids illustrate how a population is distributed across cohorts (typically in five-year age groups) and can be compared across different census years to better understand demographic change over time. Under ideal circumstances, a population pyramid resembles a traditional pyramid shape, with a broad working-age population supporting economic activity and services, and a strong base of children and youth to sustain population renewal.

The population pyramids shown on the right, however, reflect a different demographic pattern. While Miscouche has a relatively large proportion of children and youth aged 0 to 19, the population narrows noticeably among young adults aged 20 to 29, indicating that fewer residents remain in the community during early career and post-secondary years. The population increases slightly in the subsequent age cohorts before declining again through mid-adulthood. After age 55, the population increases again, reflecting an aging population.

This pattern suggests important considerations for long-term planning, particularly in relation to workforce availability and service provision.

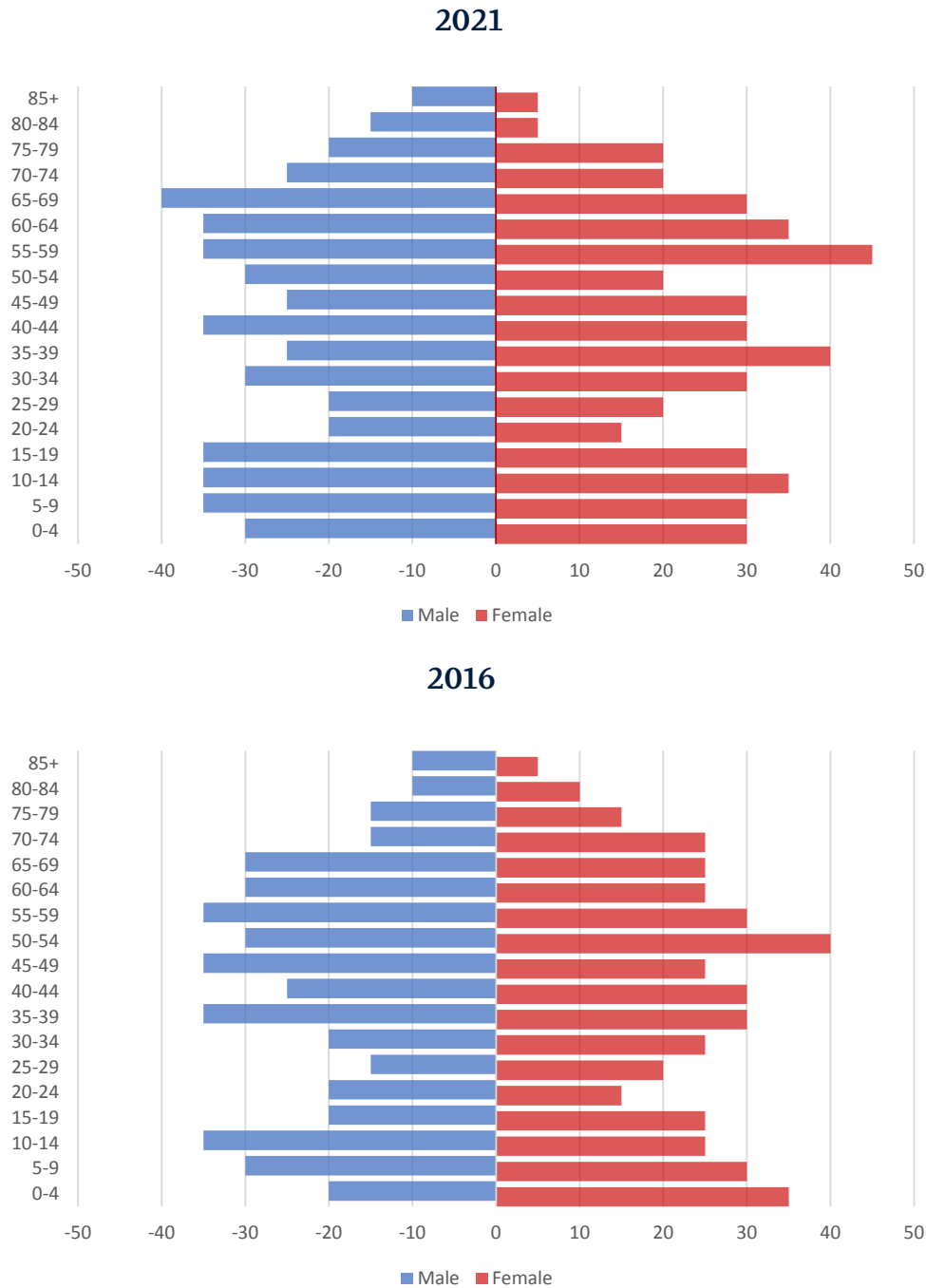


Figure 2. Population pyramids for the Rural Municipality of Miscouche, 2016 and 2021 Source: Statistics Canada

DEMOGRAPHICS

POPULATION CHANGE BY AGE

The figures on this page illustrate how Miscouche’s population has changed overtime across different age groups, including youth, working age individuals, seniors, and the elderly. Between 1996 and 2021, notable shifts occurred across all age categories, reflecting both population growth and changing demographic patterns within the community.

During this period, the elderly population declined by approximately 40%, while the senior population increased by 89.5%; the largest increase of any age group. At the same time, the youth population grew substantially, increasing by approximately 70%, from about 150 to 255 residents.

These changes are also reflected in the municipality’s median age. In 2021, the median age of the population was 42.4 years, a substantial decrease from 46.8

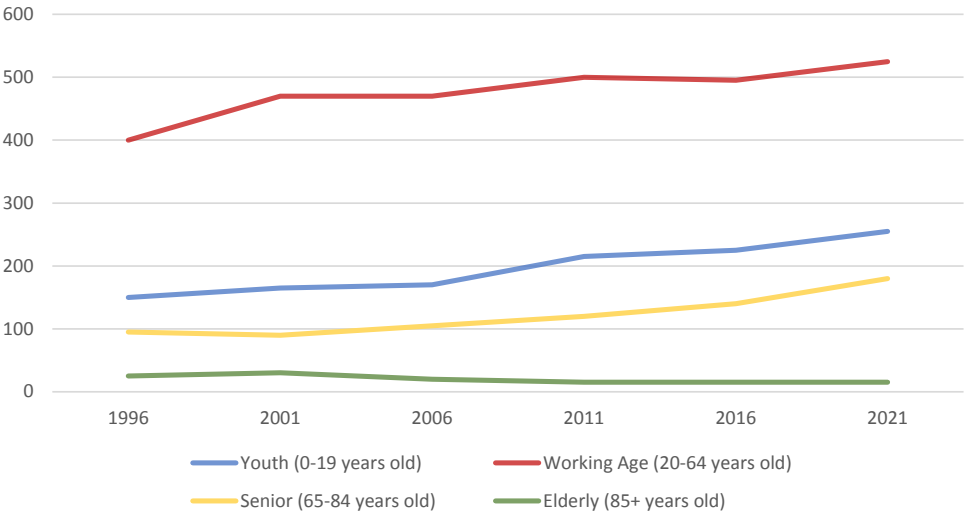


Figure 3. Population change for the Rural Municipality of Miscouche for different age groups (1996-2021). Source: Statistics Canada

years in 2016. This decline suggests that recent population growth has been driven, in part, by younger households and families, helping to slightly re-balance the age structure of the community.

Together, these trends highlight the need to plan for a diverse population

with continued demand for housing, services, and amenities that support both younger families and an aging population.

	1996	2001	2006	2011	2016	2021	1996-2021 Change
Youth (0-19 years old)	150	165	170	215	225	255	70.0%
Working Age (20-64 years old)	400	470	470	500	495	525	31.3%
Senior (65-84 years old)	95	90	105	120	140	180	89.5%
Elderly (85+ years old)	25	30	20	15	15	15	-40.0%

Source: Statistics Canada

3. ECONOMY



ECONOMY

ECONOMY & LABOUR SNAPSHOT

The economic indicators below indicate that Miscouche residents generally experience stronger economic conditions than those in the broader Prince County Census Division. Median household incomes are higher, workforce participation is stronger, and unemployment is lower, pointing to a relatively stable and economically engaged population.

In 2021, approximately 70% of residents aged 15 and over participated in the labour force, compared to about 64% in Prince

County. Moreover, unemployment in Miscouche was roughly 7%, significantly below the county rate of nearly 12%.

Employment patterns also indicate differences in how residents work. Self-employment accounts for a smaller share of the workforce in Miscouche (8.7%) compared to Prince County (11.7%), while non-traditional work arrangements are slightly more common. Approximately 14.6% of residents in Miscouche work from home,

and 16.7% report having no fixed workplace - both modestly higher than county averages. These trends suggest strong connections to regional job markets and increasing work flexibility, with implications for future planning related to housing, transportation, and access to employment and services.

2021 Economic Indicators Miscouche

Median Total Household Income
\$82,000
per year

Workforce Participation
70.3%
population aged 15+ in the workforce

Unemployment
6.7%

Self-employment
8.7%

Work from Home
14.6%

No Fixed Workplace
16.7%

Source: Statistics Canada

2021 Economic Indicators Prince County

Median Total Household Income
\$69,500
per year

Workforce Participation
64.3%
population aged 15+ in the workforce

Unemployment
11.8%

Self-employment
11.7%

Work from Home
12.8%

No Fixed Workplace
15.4%

Source: Statistics Canada

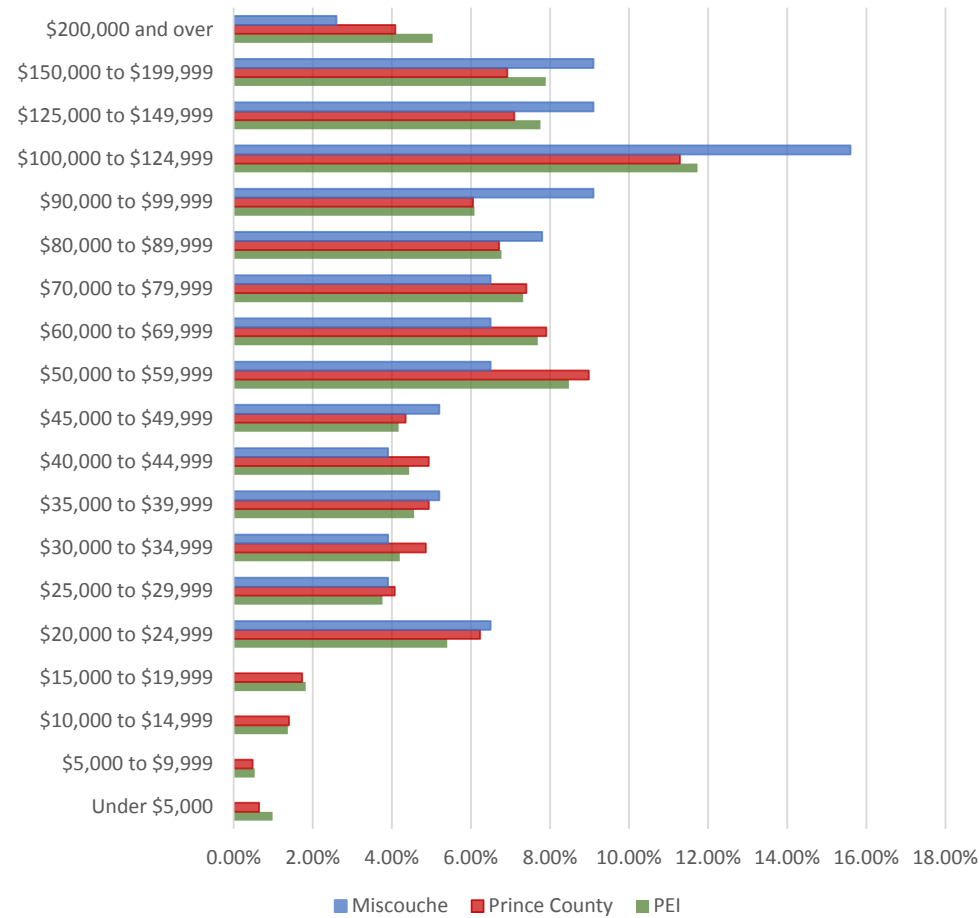


Figure 4. Before-tax household income in 2021. Source: Statistics Canada

INCOME

As previously mentioned, the median household income in Miscouche is higher than that of the region. This trend is reflected in the income distribution graph, with the municipality being overrepresented in most before-tax household income brackets above \$80,000 and underrepresented in many of the lower-income brackets.

That said, Miscouche has a slightly higher proportion of households within select lower-income ranges, particularly those earning between \$20,000 - \$24,999, \$35,000 - \$39,999, and \$45,000 - \$49,999, compared to Prince County and the province. This may be partly attributable to the municipality's age structure, including a relatively high number of seniors whose incomes are often derived from fixed sources such as the Canada Pension Plan and Old Age Security.

This analysis highlights the relative economic strength of the community and the presence of diverse income profiles.

ECONOMIC SECTORS

The graph to the right illustrates the distribution of employment by industry for Miscouche, Prince County, and Prince Edward Island.

Compared to the broader region, Miscouche’s workforce is more heavily concentrated in several key sectors. The municipality has a notably higher proportion of workers employed in manufacturing (19.2%), construction (14.4%), and public administration (14.4%), indicating strong ties to industrial, trades-based, and public sector employment.

Miscouche also maintains a strong presence in retail trade (9.6%) and health care and social assistance (8.7%). Employment in health-related fields is likely influenced by the municipality’s proximity to the Prince County Hospital in Summerside.

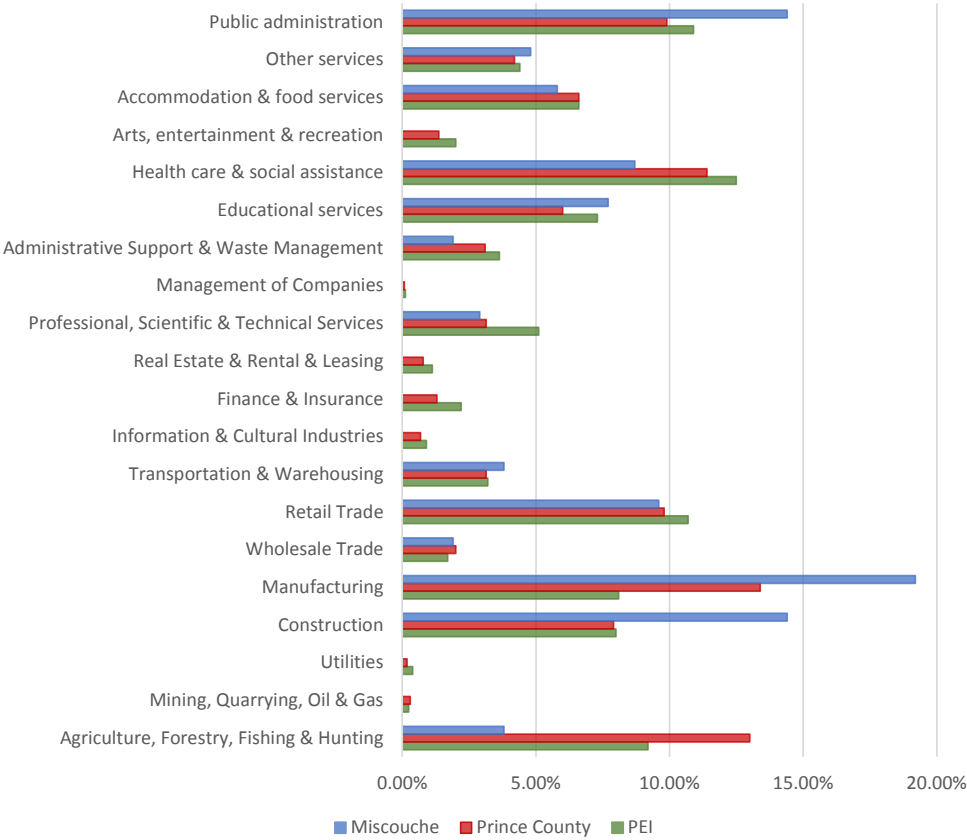


Figure 5. Sectors of employment based on the North American Industry Classification System (NAICS) in 2021. Source: Statistics Canada

4. HOUSING



HOUSING

HOUSING SNAPSHOT

Housing costs in Miscouche are higher than the county average for both homeowners and renters. On a monthly basis, owner households in Miscouche pay approximately \$40 more, while renters pay about \$235 more than their counterparts in Prince County.

Moreover, homeownership is more prevalent in Miscouche overall, with 76.6% of residents owning their dwelling and 23.4% renting.

It is important to highlight that housing affordability pressures are not evenly distributed across tenure types. While 9% of households in the municipality spend 30% or more of their income on housing, this burden falls almost entirely on renters. Approximately 22.2% of renter households spend 30% or more of their income on shelter, while no owner households meet this threshold.

This disparity highlights a clear affordability gap within the local housing market and suggests a need to expand the supply of affordable and diverse rental housing options in Miscouche to better meet the needs of current and future residents.

2021 Housing Indicators Miscouche		
Median Shelter Costs: Rental Dwelling \$880 <i>per month</i>	Dwellings Needing Major Re- pairs 3.9%	Households Who Own Their Dwelling 76.6%
Median Shelter Costs: Owned Dwelling \$970 <i>per month</i> Source: Statistics Canada	Housing Un-affordability 9.0% <i>Spend more than 30% of income on shelter</i>	Subsidized Housing 27.8% <i>Renters with some form of housing subsidy</i>
2021 Housing Indicators Prince County		
Median Shelter Costs: Rental Dwelling \$840 <i>per month</i>	Dwellings Needing Major Re- pairs 7.9%	Households Who Own Their Dwelling 71.0%
Median Shelter Costs: Owned Dwelling \$735 <i>per month</i> Source: Statistics Canada	Housing Un-affordability 12.8% <i>Spend more than 30% of income on shelter</i>	Subsidized Housing 20.9% <i>Renters with some form of housing subsidy</i>

HOUSING

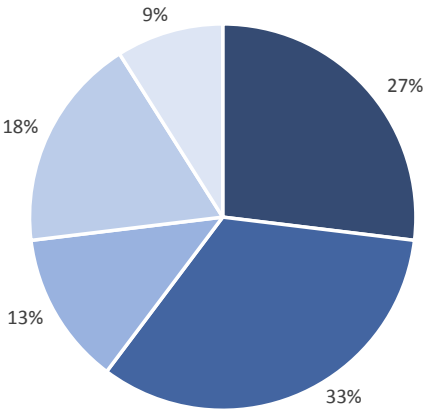
HOUSEHOLD SIZE

Household size patterns in Prince County and across Prince Edward Island are generally similar, with only minor differences in percentage points between most household categories. Miscouche closely aligns with these broader trends, though some notable variations are evident. Compared to Prince County, Miscouche has slightly fewer one- and two-person households, with proportions approximately two and four percentage points lower, respectively.

The most significant difference is the higher prevalence of larger households in Miscouche. Four-person households account for a noticeably greater share of households in the municipality - approximately 7 percentage points higher than in Prince County and 6 percentage points higher than the provincial average. This pattern suggests that Miscouche is home to a higher proportion of multi-generational families, which has important implications for housing mix types.

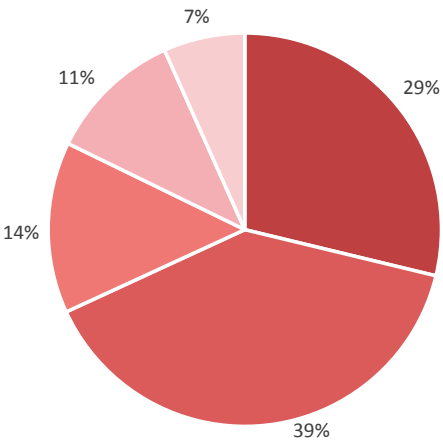


MISCOUCHE



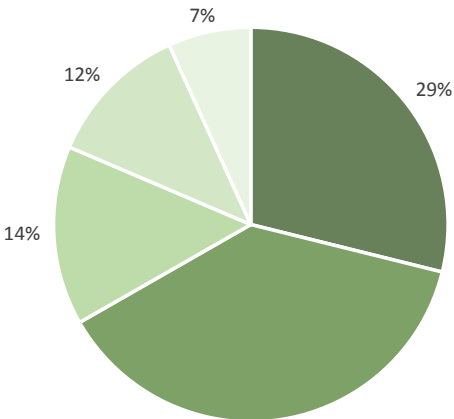
Average household size: 2.5

PRINCE COUNTY



Average household size: 2.3

PRINCE EDWARD ISLAND



Average household size: 2.3

Figure 6. Household size in 2021. Source: Statistics Canada

HOUSING

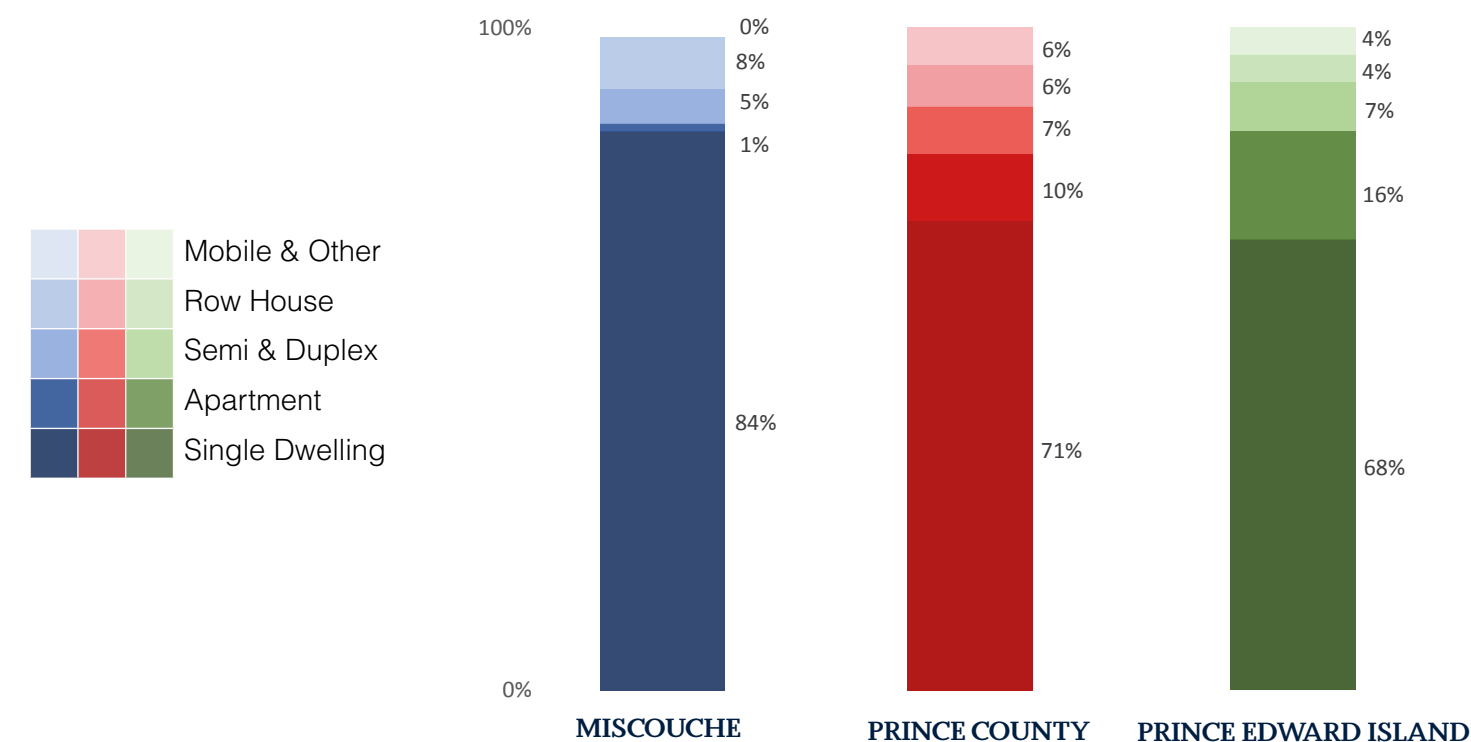


Figure 7. Household types in 2021. Source: Statistics Canada

DWELLING TYPES

The housing stock in Miscouche is predominantly composed of single-detached dwellings, which account for approximately 84% of all housing units. This proportion is considerably higher than in Prince County (71%) and PEI (68%), reinforcing Miscouche's character as a low-density, predominantly rural community.

A notable difference between the municipality and the broader region is the very limited presence of apartment housing.

Apartments account for only 1% of the municipality's housing stock, compared to 10% in Prince County and 16% provincially, where apartments represent the second most common dwelling type. In Miscouche, the second most prevalent housing form is row housing (8%), followed by semi-detached and duplex dwellings (5%).

Census data indicates that mobile homes and other dwelling types account for 0% of the housing stock

in Miscouche. However, field observations suggest that some forms of non-traditional housing exist, indicating that this data may not fully capture recent changes or all dwelling types within the municipality.

HOUSING

HOUSING STOCK AGE

The age of housing in Miscouche reflects a mix of long-established development and more recent growth. A significant portion of the housing stock was constructed between 1961 and 1980, accounting for approximately 29% of all dwellings. Homes built in 1960 or earlier also represent a substantial share at 20%. Development activity increased again during the 1990s, when approximately 18% of the housing stock was built.

Despite the generally older age profile of the housing stock, only 3.9% of housing units in Miscouche are reported to be in need of major repairs. Housing age trends in the municipality are broadly similar to those observed in Prince County and across PEI. However, one notable difference is the limited construction activity during the 1981 and 1990 period, when only 4% of Miscouche’s housing stock was built, compared to 12% and 13% in the county and province, respectively.

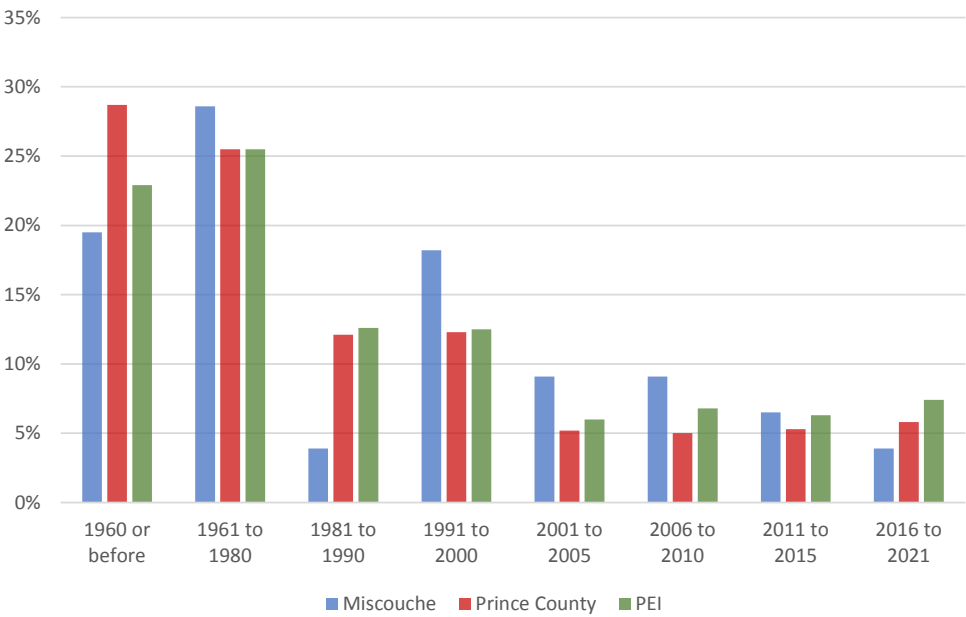


Figure 8. Age of housing construction in 2021. Source: Statistics Canada

5. ENVIRONMENT



ENVIRONMENT

ELEVATION

Elevation across Miscouche is relatively consistent, ranging from approximately 6 metres to 35 metres above sea level, typical of the surrounding area. The municipality's landscape is generally low-lying, with elevation gradually descending from west to east. The lowest elevations are primarily found along the northern and eastern boundaries of the community.

While elevation alone does not determine land use, the absence of steep or elevated terrain has supported long-standing agricultural activity and reduces physical constraints to development across much of the municipality.

SLOPE

Slope describes how steep or flat land is and it is an important factor in understanding development potential, drainage, and land stability. More precisely, slope measures how much the land rises or falls over a given horizontal distance. For example, a 1% slope means the land rises by one metre for every 100 metres of horizontal distance, while steeper slopes rise more quickly over shorter distances.

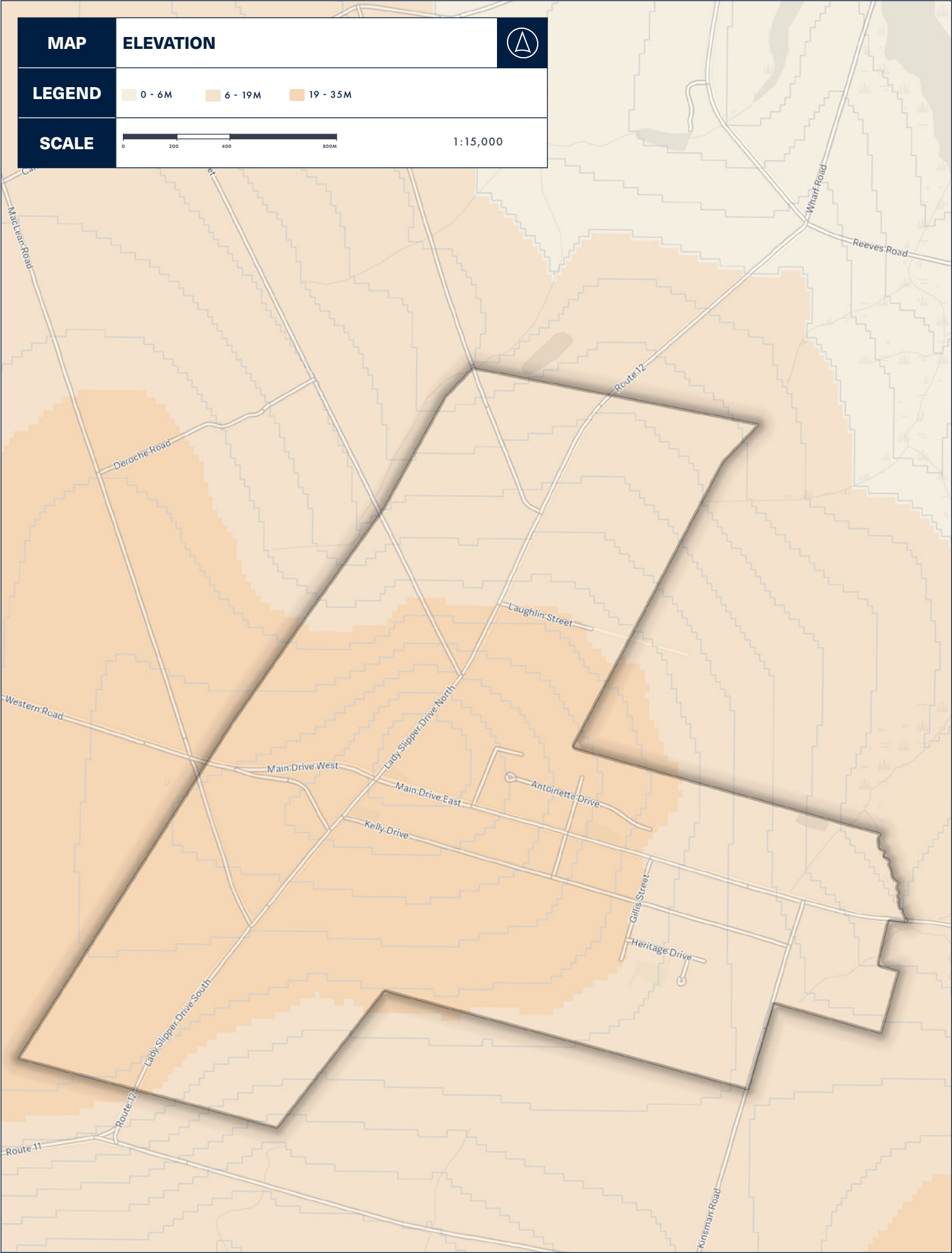
In Miscouche, slopes are very gentle and closely reflect the municipality's low range of elevation. Most areas have slopes between 0 and 4% , indicating relatively flat terrain, with only small sections near the centre

of the municipality exhibiting slightly steeper slopes between 4 and 10%. these gentle slopes are favourable for agriculture, road construction, and building development, as they typically pose fewer drainage challenges and are easier to service with infrastructure.

ASPECT

Aspect refers to the direction that a slope faces. It can influence factors such as sunlight exposure, wind patterns, and soil moisture - which is particularly relevant for agriculture and natural vegetation.

In Miscouche, aspect patterns are relatively evenly distributed across the municipality. This is largely due to the community's gently sloping terrain and the fact that the highest elevations are located near the centre of the municipality, causing land to slope outward in multiple directions. As a result, northern areas generally contain north-facing slopes, southern areas include south-facing slopes, and similar patterns are observed elsewhere. Some localized variations exist, including north facing slopes along parts of the eastern boundary and east-facing slopes near the southern boundary. Overall, no single aspect direction dominates, reflecting the municipality's gradual and balanced topography.





MAP	SLOPE		
LEGEND	0 - 1%	1 - 4%	
SCALE			1:15,000



ENVIRONMENT

WETLANDS

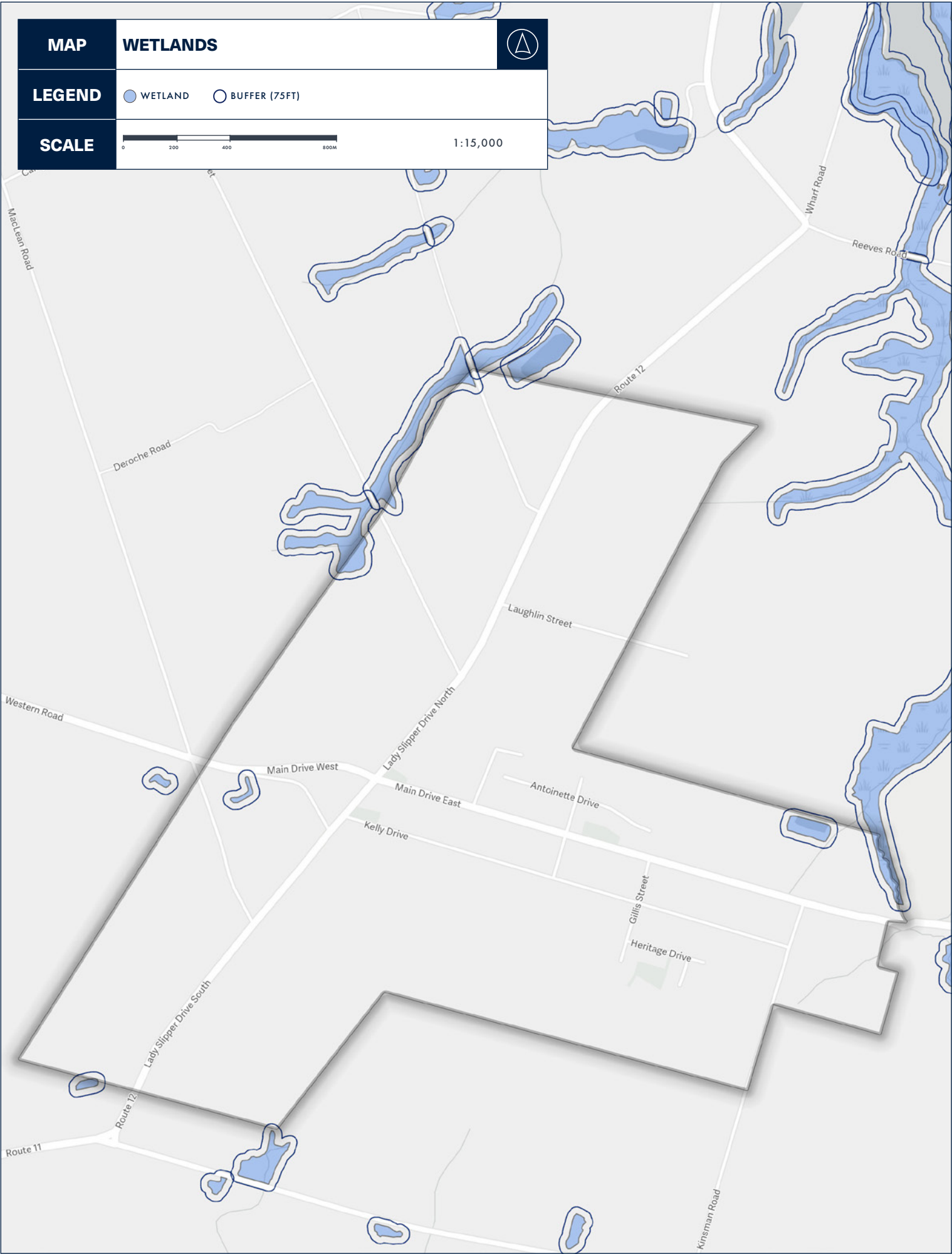
There are very few wetlands within Miscouche, and those that do exist are primarily located along the outer edges of the municipality. The limited presence of wetlands and watercourses indicates why there is no known flood risk within the community.

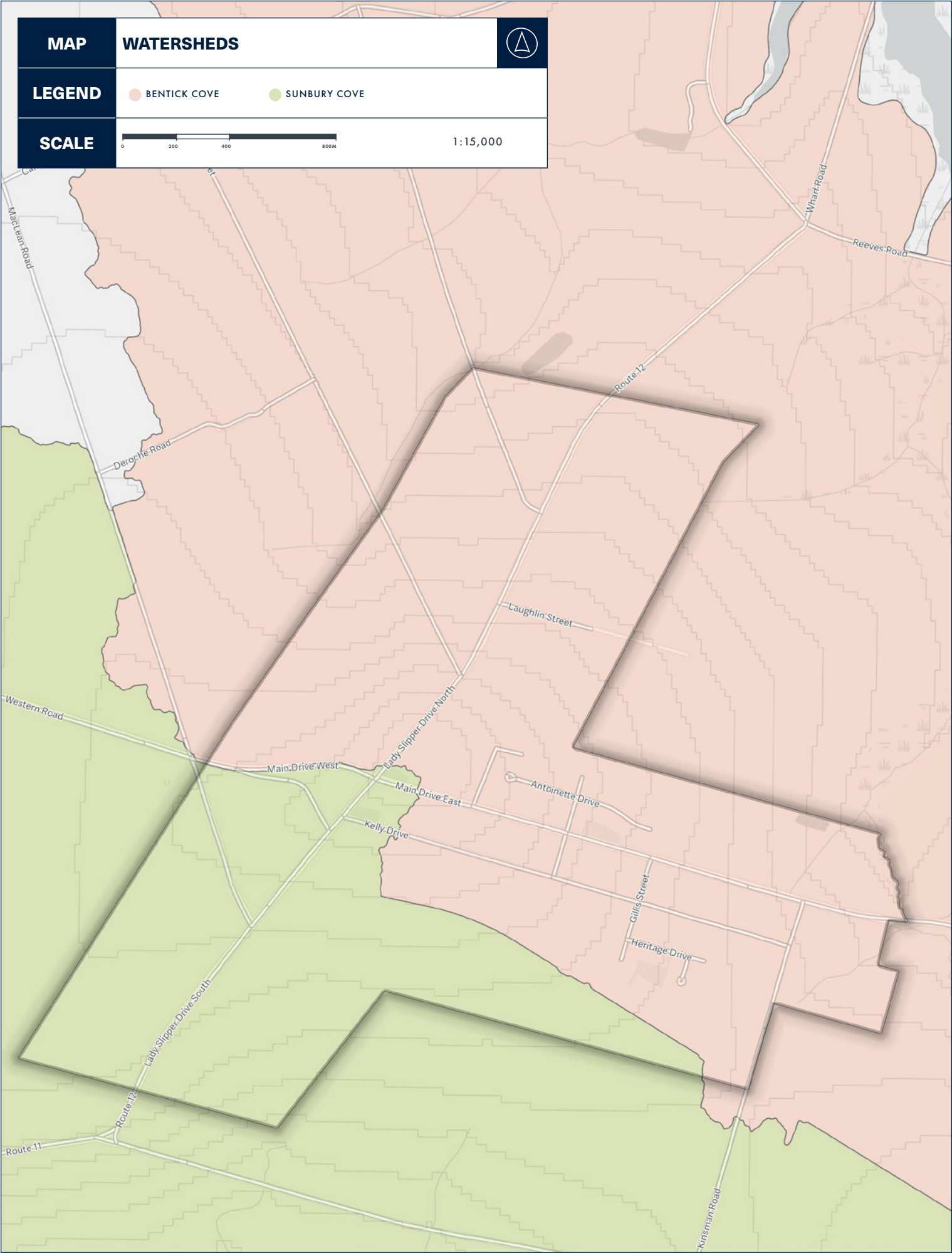
The municipality's Zoning & Subdivision Control Bylaw helps protect these natural features by restricting development within 75 feet of any watercourse located within or adjacent to municipal boundaries. This setback reduces the potential for environmental impacts.

WATER SHEDS

A watershed is an area of land where surface water and groundwater drain into a common outlet, such as a river, stream, or coastal inlet. Prince Edward Island contains more than 250 watersheds, many of which provide drinking water and support agricultural and ecological activities across the province.

Miscouche is located within two watersheds. The Bentick Cove watershed covers most of the northern and eastern portions of the municipality, while the Sunbury Cove watershed encompasses the southern area. Although water features within the municipality are limited, these watersheds remain important for protecting water quality and supporting downstream ecosystems.





6. LAND USE AND POLICY



LAND USE AND POLICY

LAND USE PLANNING

As previously mentioned, growth and development in the Rural Municipality of Miscoche are guided by municipal planning documents, particularly the Official Plan and Zoning & Subdivision Control Bylaw. Together, these documents provide the policy framework that directs how land is used and how the community evolves overtime.

The Official Plan serves as the municipality's long-term vision, outlining goals, objectives, and policies that guide future land use and development. It establishes principles for managing growth in a sustainable way, preserving Miscoche's rural character, and supporting a high quality of life for residents. The Zoning & Subdivision Control Bylaw builds on this framework by regulating land use in greater detail, including the use and placement of buildings and structures. These regulations are intended to protect public health and safety, enhance community aesthetics, and promote overall well-being.

The authority to prepare and adopt these planning documents is provided through provincial legislation. The *Planning Act* enables Miscoche to establish an Official Plan and implement it through a Zoning & Subdivision Control Bylaw. The *Municipal Government Act* provides the authority for other types of bylaws.

CURRENT LAND USE

Miscoche is made up of several different land use types including agricultural, residential, commercial, industrial, institutional, and recreational areas. Within the municipal boundaries, the majority of land is made up of agricultural and residential uses.

Residential development is mostly concentrated along or adjacent to Main Drive East and Lady Slipper Drive North. Commercial and institutional uses are limited in scale and are generally located in small clusters along Main Drive East, while industrial uses are concentrated near the western boundary of the municipality, around Main Drive West.

CURRENT ZONING

The municipality's zoning framework includes several categories, such as Residential Reserve, Residential, Commercial, Industrial, Institutional, and Recreation. However, the current zoning does not accurately reflect the existing distribution of various land uses across the municipality.

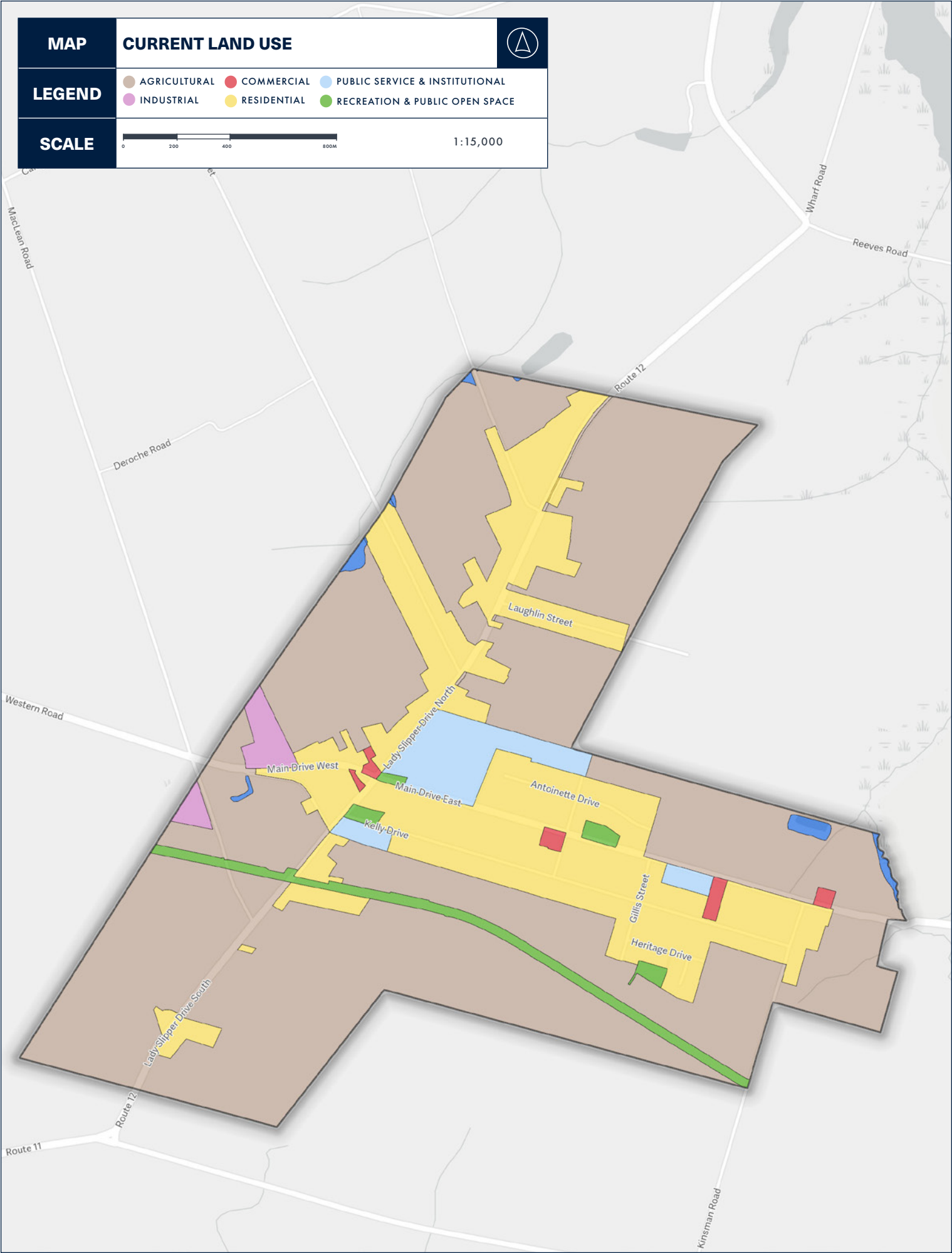
Notably, discrepancies exist in areas zoned for commercial and industrial purposes, where the current zoning does not fully match how the land is presently used. In addition, some areas northeast of Main Drive East presently contain residential development but are currently zoned as Residential Reserve rather than

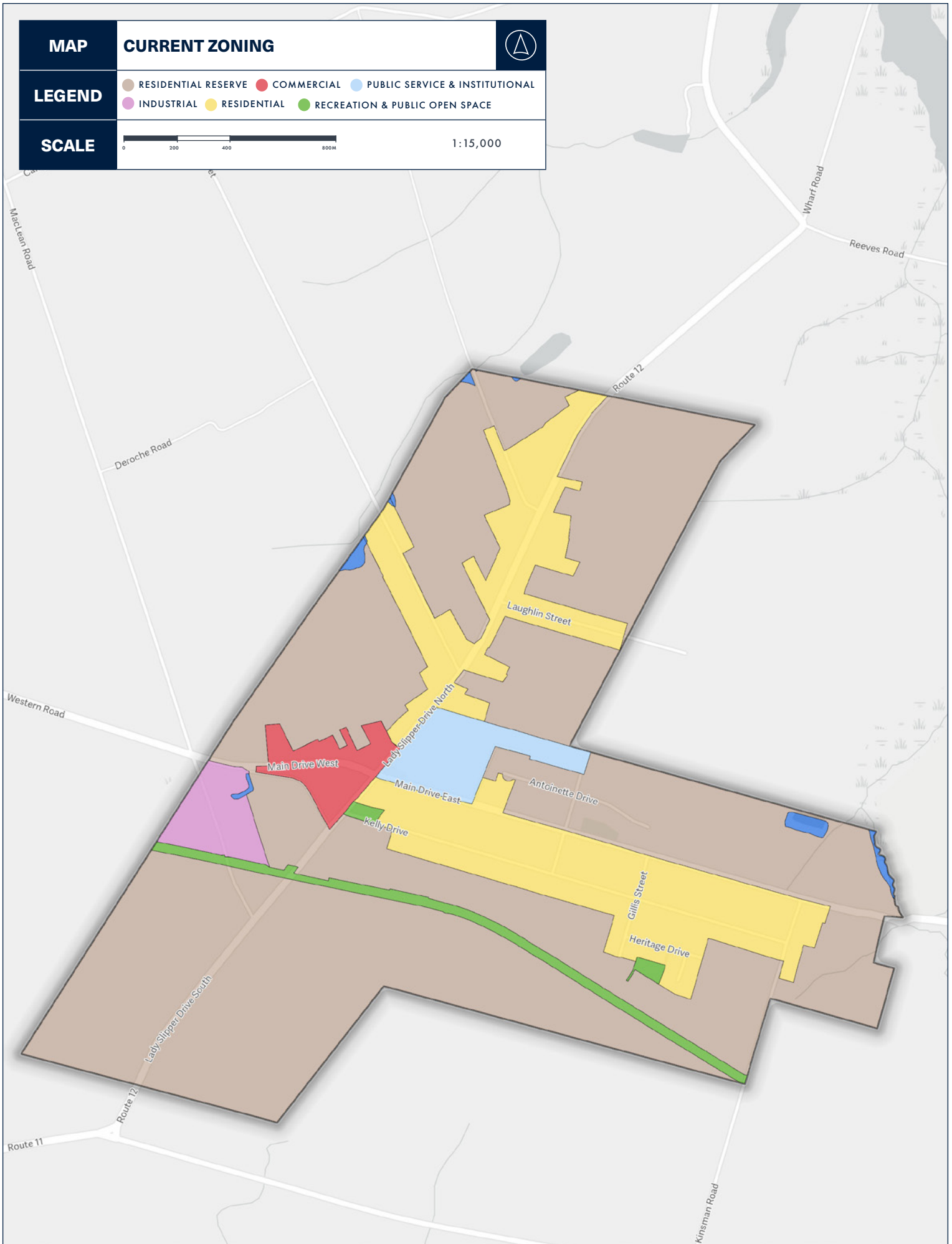
Residential. These inconsistencies suggest opportunities for zoning updates to better align with existing conditions and future needs.

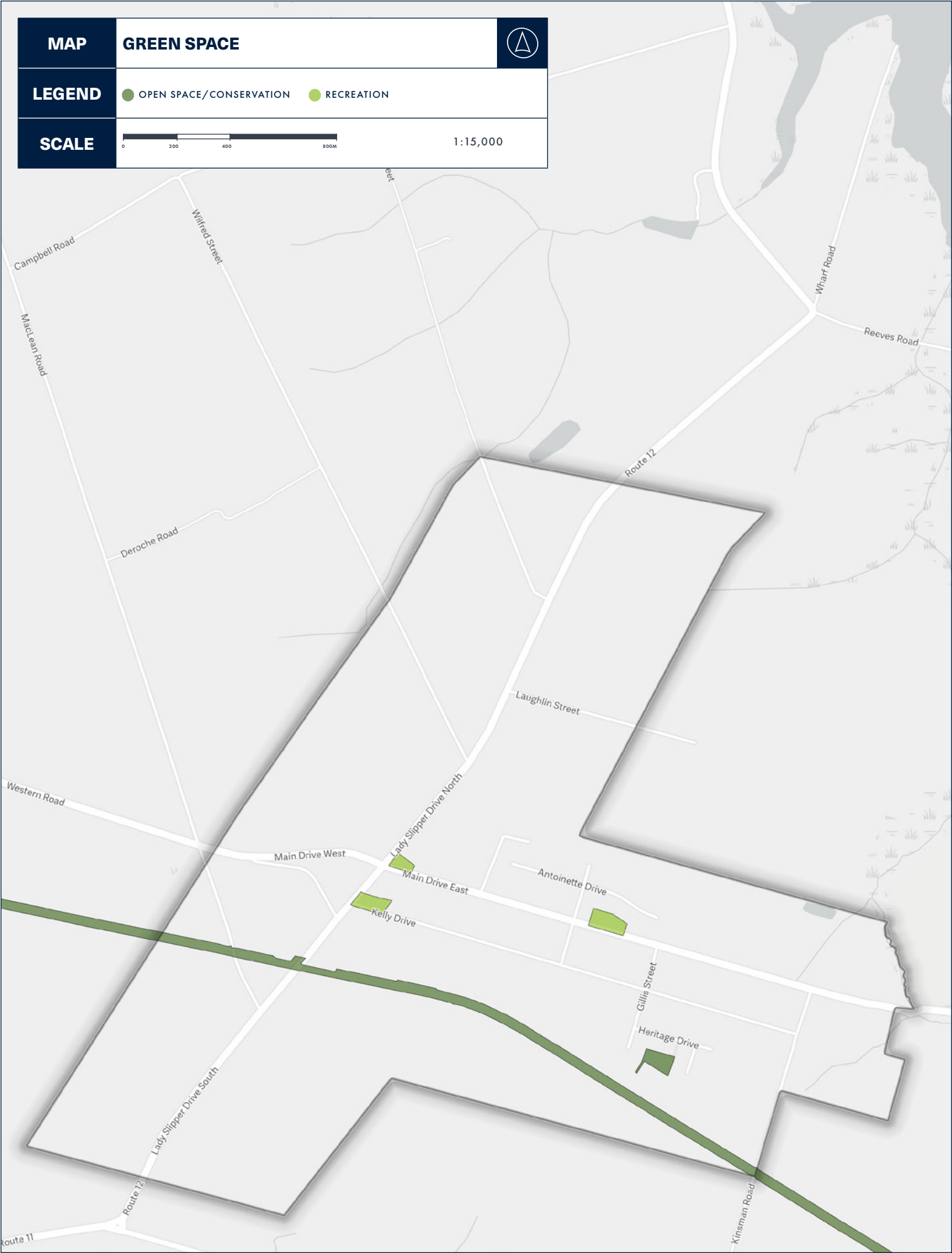
PARKS AND GREEN SPACES

Miscoche currently has a small number of municipal parks and publicly accessible green spaces. However, one of the municipality's key recreational assets is the Confederation Trail, which runs along the southern portion of the community and supports activities such as cycling and hiking.

Beyond existing amenities, there is underutilized land that presents opportunities for the future development of additional parks, trails, and recreational spaces for residents to enjoy.







7. SERVICING



SERVICING

MUNICIPAL SERVICES

The Rural Municipality of Miscouche provides a range of municipal services to its residents. Fire protection for the community is provided by the Miscouche Fire Department, ensuring local emergency response capabilities. Police services are delivered by the East Prince Detachment of the Royal Canadian Mounted Police, with the depot being located in North Bedeque.

TRANSPORTATION

Miscouche is supported by a well-established transportation network, both within the community and in connection to the broader region. Local and arterial roadways provide residents and visitors with efficient access to community amenities and services.

Route 2 of the Trans Canada Highway runs east to west directly through the municipality. Miscouche’s location along this major transportation corridor contributes significantly to its role as a service hub for the surrounding area. Lady Slipper Drive North, which runs north to south, further strengthens the network. Together, these roadways form a strong spinal network that facilitates movement.

Various local streets provide seamless connections to these primary roads. However, it should be noted that pedestrian infrastructure is

limited. Sidewalks are predominantly confined to Lady Slipper Drive North, where a sidewalk is located along the western side of the roadway. Most local residential streets do not include dedicated sidewalks, with the exception of a select few.

SEWER AND WATER SERVICE

The majority of homes and businesses within the municipality are serviced by a centralized sewage collection system, with only a small number relying on individual, on-site septic systems. All developed lots in the municipality are supplied with water through individual, on-site wells.

