

TOWN OF ALBERTON
OFFICIAL PLAN

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1.0 INTRODUCTION

1.1 PREFACE

This is a five year review of the Official Plan for the Town of Alberton. A major review of this Plan was completed in 2000.

1.2 PURPOSE

The Official Plan for the Town of Alberton is a formalized statement of Goals, Objectives, Policies and Plan Actions approved by the Town Council concerning the nature, extent and pattern of land use and development within the Town until the year 2015.

The Town's Goals as set out in the Plan indicate overall policy direction while the Objectives and Policies deal with specific topics and issues. Plan Actions are statements indicating specific initiatives or directions which will be undertaken to implement the Plan's Policies and Objectives.

The Official Plan guides the physical, social and economic development of the Town. It provides the policy framework for the Town of Alberton Development 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 geographic area contained within the legal boundaries of the Town of Alberton. Although the Plan formally addresses only those matters which arise within the Town's legal boundaries, consideration has also been given to the Town's relationship with neighbouring municipalities, adjacent rural areas, the region and the province as a whole.

1.4 LEGAL ENABLEMENT

The Town of Alberton derives the majority of its powers from the ***Municipalities Act*** and the ***Planning Act***. The ***Planning Act*** empowers Council to appoint a Planning Board, adopt an Official Plan and to subsequently adopt implementing land use and development control bylaws. The ***Municipalities 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

An Official Plan is intended to be a dynamic planning tool and should be subject to periodic review and/or amendment. The Official Plan will therefore be monitored on an ongoing basis to ensure its compatibility with changing circumstances. A formal, comprehensive review shall be undertaken every five years, starting in the year 2006.

1.6 PLAN CONTENT

The *Planning Act, R.S.P.E.I., 1988, Cap P-8*, 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.

This document contains six sections:

- 1) Introduction
- 2) The Town of Alberton
- 3) Future Development Goals
- 4) Objectives, Policies and Plan Actions
- 5) General Land Use Plan; and
- 6) Implementation

The first section deals with the purpose, scope and legal enablement for the Official Plan. The second section summarizes the background studies and provides a description of the physical, social and economic characteristics of the Town. The third section provides a broad summary of how the Town desires to see its development unfold in the future. The fourth section is the core of the document, stating objectives, policies and intended actions for specific topics. The fifth section includes the General Land Use Plan or Official Plan Map. The last section sets out the process for administering and implementing the Official Plan and Development Bylaw.

2.0 THE TOWN OF ALBERTON

2.1 HISTORICAL BACKGROUND

Subsequent to the Treaty of Paris in 1763 which deeded the Island of St. John to Great Britain, a drawing of lots was held in London in 1767. At that time Lot 5 came into the possession of Edward Lewis Esq. In 1788, John Hill, a London merchant, purchased 7,500 acres of this land from Lewis on which he established the original settlement known by a variety of names including “Lewis Town”, “Hill Point”, “Cascumpec Point” or simply “The Point”. The first settlement was not on the current site of the Town but was a mile or more to the north on a peninsula jutting into Cascumpec Bay.

In subsequent years John Hill continued to acquire land in Lot 4 and Lot 5, much of it covered in valuable timber. At one point Hill may have owned as much as 98,000 acres.

By the early 1800's Hill had established a prosperous business based on ship building and the export of timber. He had become one of the Island's largest shipbuilders and had erected a saw mill, store and other buildings. By 1820, the settlement contained forty families. Ancestry of these early settlers was English, Scottish and Acadian.

In 1839, John Hill sold his land to Samuel Cunard from Halifax who subsequently conveyed the land on which Alberton now stands to his son, Edward Cunard. It was from him that the Town's pioneer inhabitants obtained their property.

As roads were opened, the crossroads at the site of the present town grew rapidly. In 1862, the inhabitants of “the Cross” met and selected the name Alberton (in honour of Albert Edward, Prince of Wales) for their settlement. In 1878, Alberton became a village.

In a local history titled “Footprints in the Sands of Time” by Alice Green, Alberton's growing economy was described as follows:

“Long before the turn of the century Alberton had become a very important commercial centre. Farmers from miles around came here to sell their produce and to make purchases from the well-stocked stores. The business section had a number of impressive buildings and in other parts of the village some fine homes had been erected. Public buildings included four churches, a four-room school, a court house, several halls and good accommodation for travellers. By this time a fair amount of industry had been developed, streets were im-

proved and some plank sidewalks had been laid. The one blight upon the village's reputation seems to have been caused by over-indulgence in alcoholic beverages and drunken brawls were not uncommon."

By 1913 the decision was made to incorporate Alberton as a Town.

The next major phase in the growth of the Alberton economy was the establishment of the silver fox industry in 1894 by Charles Dalton and Robert Oulton. Fox farming proved immensely profitable and continued into the 1940's. Many of the grandest and most distinctive period homes in the region were constructed with the profits from the silver fox industry.

2.2 RECENT HISTORY AND DEVELOPMENT TRENDS

The Downtown Enhancement project was completed during the summer of 2004 and included pavers, a pavilion/picnic shelter, floating fountain in the pond and benches on Main Street and around the town pond. The town has continued to grow at a relatively steady rate and today retains its role as a commercial and service. The commercial core area centered on Main Street has seen a notable resurgence with the improvements made under the Downtown Enhancement project, the new office building and the anchor Facilities such as the Alberton Pharmacy and Medical Clinic in 1966, the Alberton Home Hardware Store in 1985, the CIBC Bank in 1984, Save Easy supermarket in 1985, Pridham's V & S in 1999 and Credit Union in 2002.

The Western Hospital which was established in 1948 and received a major expansion in 1961, remains a major component of the Town's service economy. It is complemented by local professional services, churches, Alberton Elementary School, Maplewood Manor and a wide array of social and recreational amenities.

2.3 SITE AND SITUATION

Alberton is located in western Prince Edward Island in Prince County, on the north shore, approximately 130 km west of Charlottetown the Provincial Capital. The Town is adjacent to the northern portion of Cascumpec Bay. The community of Northport lies immediately to the south and the Community of Tignish is located 17 km to the north.

The topography of the Town is gently undulating. Dock Creek forms part of the southwestern boundary of the Town and the Kildare River (West Lake Creek) and Alberton Harbour form much of the eastern boundary. Alberton Creek bisects the community and represents the most predominant land feature.

Maximum elevations are in the range of 23 m in the norther portion of the Town, with the majority of the Town lying between 8 and 15 m above sea level. There are some low-lying, poorly drained areas, particularly along the creek.

2.4 PRESENT LAND USE

The Town has a clearly defined commercial centre located on Main Street between Reid Street to the north and Argyle Street to the south. In general, commercial development tends to be focused at the intersection of Main Street and Church Street and extends outwards along and adjacent to these two major collectors.

Institutional land uses are scattered through the Town but tend to be focused along Church Street and in the core area.

There is a significant number of rental units located on Dufferin Street, Poplar Street and Elder Street. The downtown core of Main Street has seen many improvements during the past year. A vacant building at the downtown core of Main Street has been replaced with a modern building and other buildings have been fully renovated.

Table 1

Occupied Private Dwellings by Structural Type of Dwelling	
Total	455
Number of owned dwellings	240
Number of rented dwellings	215
Number of Dwellings constructed before 1991	360
Number of Dwellings constructed between 1991-2001	100
Average value of Dwellings	\$72,871.00

Source: 2001Census

MAP 1

DEVELOPMENT TRENDS

Development activity in Alberton over the past five years since the last Official Plan has remained stable. The improvements have consistently shown positive development trends. The following summary of building permit activity from 1985 to 2005 provides a useful profile of local development trends.

**TABLE 2
BUILDING PERMIT ACTIVITY - 1985-2005**

Year	No. of Permits	Total Value of Permits
1985	31	466,600
1986	41	360,124
1987	38	411,975
1988	46	740,550
1989	42	1,434,100
1990	43	1,267,230
1991	45	8,396,800
1992	44	941,875
1993	33	674,148
1994	33	697,044
1995	27	1,158,100
1996	30	1,105,356
1997	22	1,193,500
1998	17	288,021
1999	30	311,300
2000	22	1,038,040
2001	17	237,500
2002	15	1,199,500
2003	12	373,500
2004	13	953,000
2005	25	1,699,300

Recent development in the town includes the Downtown Enhancement project, which has led to new activity on the commercial section of Main Street. Several businesses have undergone renovations and improvements. Several other

buildings have been demolished and one has been replaced with a modern three story office building.

Table 3 provides a summary of commercial and non-commercial real property assessments for the years 1982 - 2005.

**TABLE 3
TOWN OF ALBERTON ASSESSMENTS
1982 - 2005**

Year	Non-Commercial	Commercial	Total Value
1982	10,266,600	2,063,900	12,330,500
1983	10,700,500	2,070,611	12,771,111
1984	11,224,900	2,297,447	13,522,347
1985	11,515,100	2,237,119	13,752,219
1986	12,236,800	2,307,158	14,598,758
1987	12,926,500	2,495,408	15,421,908
1988	14,144,700	2,576,974	16,721,674
1989	15,148,500	2,942,530	18,091,030
1990	16,267,400	3,334,790	19,602,190
1991	17,510,100	3,768,698	21,278,798
1992	18,731,000	3,549,586	22,280,586
1993	20,845,200	3,762,038	24,607,238
1994	24,427,800	3,778,800	28,206,600
1995	20,254,000	3,900,800	24,154,800
1996	20,418,000	3,813,100	24,231,100
1997	21,403,600	3,995,400	25,399,000
1998	22,279,200	4,010,200	26,289,400
1999	23,295,200	4,005,000	27,300,200
2000	23,394,800	4,002,100	27,396,900
2001	23,931,100	4,154,700	28,085,800
2002	26,467,300	4,391,100	30,858,400
2003	27,587,900	4,497,700	32,085,600

2004	29,159,500	4,764,300	33,923,800
2005	29,365,500	4,718,200	34,083,700

2.6 THE LOCAL ECONOMY

The Town of Alberton is a service centre for a rural area of approximately 5,000 people. The surrounding region, including all or parts of Lots 4 and 5, is primarily a farming area. Another major activity is fishing which is based primarily in Northport Harbour.

Table 4 provides a summary of labour force activity in the Town. The table provides clear evidence of the Town's predominantly "service" economy.

**TABLE 4
LABOUR FORCE BY INDUSTRY**

Labour Force by Industry	Alberton	Prince Edward Island
Total - Experienced labour force	540	72,930
Agriculture and other resource-based industries	135	9,880
Manufacturing and construction industries	85	13,020
Wholesale and retail trade	75	9,975
Finance and real estate	0	2,035
Health and education	140	11,815
Business services	30	8,250
Other services	75	17,960

Source:2001 Census

For a relatively small community of just over 1,000 people, Alberton has a wide range of commercial services. Table 5 provides a complete list of the business currently operating in the Town.

**TABLE 5
ALBERTON BUSINESS LISTING**

Adams Auto Sales	Charlie Cooke Insurance	O'Meara's Heavy Equipment
Alberton Bakery & Cafe	Dean's Quik Mart	Pridham's V & S
Alberton Cap Site	Duggan's Lawn Care	Primrose Lane Florist & Decor
Alberton Home Hardware	Eclipse Entertainment	Resources West Inc.
Alberton Irving	East Link	Rooney's Funeral Home
Alberton Library	Grant Thornton Accountant	Saunders Variety Ltd.
Alberton Liquor Store	Hair Waves	Sears Catalogue Outlet
Alberton Museum	Halupa's Jewellery	Select Auto Parts
Alberton Save Easy	H & R Block	Sidewalk Grill & Cafe
Alberton Sports	Hyndman & Co. Ltd.	Stumptown Pub & Eatery
Alberton PharmaChoice	Iron Haven Gym	Vogue Optical
Amalgamated Dairies Ltd.	J. Allan Shaw Law Office	Westech Agriculture Ltd.
Barber n' Style	Jacques Cartier Memorial Arena	West Prince Graphic
Barbour's Service Station	Janet's Hairstyling	West Prince Employment Resources Centre
Bonnie's Photography & Boutique	Journal Pioneer Branch Office .	West Prince Construction
Dr. Kelly Bowes Optometrist	Kids West Inc	West Prince Ventures Ltd.
Clark's Toyota c/o Wilbert Doucette	Kings Restaurant	Western Community Curling Club
Canada Post Corp.	Roy Leard's Store	Western Hospital

2.7 POPULATION

While the economy of Alberton shows signs of strength and building permit activity has remained relatively strong since the preparation of the first Official Plan in 1979, population growth has been stagnant. Table 6 indicates population increase in the Town from 1981 to 2001. It is apparent that during this period the Town enjoyed consistent positive population growth, except for a downturn prior to the 1966 Census.

**TABLE 6
POPULATION INCREASE
TOWN OF ALBERTON, PROVINCE
1951 - 2001**

Year	Alberton #	Prince Edward Island #	Alberton As A Percentage of Provincial Population %
1951	674	98,429	0.68
1956	730	99,285	0.73
1981	855	104,629	0.82
1966	796	108,535	0.73
1971	975	111,640	0.84
1976	1,065	116,775	0.91
1981	1,011	122,506	0.82
1986	1,103	122,640	0.90
1991	1,068	129,765	0.82
1996	1,084	134,557	0.81
2001	1,115	135,294	0.82

The 2001 Census indicated that the population of the Town was 1,115 or 104 more than in twenty years ago. Table 7 gives a breakdown of the current population.

**TABLE 7
POPULATION BY AGE AND SEX**

Age Characteristics of the Population	Alberton Total	Prince Edward Island Total
Total - All Persons	1,115	135,295
Ages 0-4	50	7,555
Ages 5-14	160	19,095
Ages 15-19	60	10,230
Ages 20-24	65	8,730
Ages 25-44	285	37,795
Ages 45-54	155	20,120
Ages 55-64	120	13,205
Ages 65-74	75	9,700
Ages 75-84	85	6,410
Ages 85 and over	60	2,465
Median age of the Population	41.3	37.7
% of the population ages 15 and over	80.7	80.3

Source: 2001 Census

It is apparent from Table 7 above, that the population of Alberton is dominated by children, young couples and seniors. The lack of young adults is no doubt explained by a lack of local employment opportunities and post-secondary education facilities. Clearly, young single people are leaving the Town.

The most significant population trend over the last 20 years, however, has been the influx of seniors into the Town. In 1956, the 65 and over category represented 10.8% of the Town's population. This increased to 12.6% in 1966, 15.5% in 1976 and 19% by 1996. This compares to the provincial average of 13%.

It is this influx of seniors which has fueled much of the apartment development in the Town. The strong population growth in this sector is at least partly due to the overall physical appeal, retail and other services and medical facilities in the Town. If this trend continues, however, it may pose interesting challenges for

the Town in terms of services to the elderly.

2.8 MUNICIPAL SERVICES/INFRASTRUCTURE

a) Sewage Collection and Treatment

As noted earlier, the original plan for the Town of Alberton, prepared in the late 1800's, provided for relatively small lots of approximately 8,000 square feet. While water consumption remained low these lots proved adequate to accommodate on-site sewage treatment systems. As water consumption increased over time these small lots could not adequately absorb the increased effluent levels.

In response the Town installed a central sewage collection system and sewage treatment lagoon in 1960. The treatment lagoon is located along Alberton Creek in the southern portion of the Town. It is 5 acres in size and is currently operating adequately. Future capacity is limited, however, and any major new development activity in the Town could quickly consume its remaining capacity.

The location of the treatment facility greatly facilitates the development of a gravity sewage collection system. At present most of the Town is connected to the gravity sewer system. Only one lift station is currently located in the Town. In total there are now an equivalent of 604 sewer customers on the system (including apartments).

Infrastructure funding has enabled the utility to do sewer line replacement on Main Street, Church Street and sections of other streets. A new round of infrastructure funding which is cost shared by federal, provincial municipal governments has recently been approved which will allow additional sewer line replacement.

b) Central Water Supply

There is currently no central municipal water system in the Town and all lots are served by individual wells. Given the density of development in the Town and the potential risks to groundwater supplies this is a major concern. While the relatively massive cost of a full central water system makes its immediate establishment highly unlikely, it is important for the Town to be aware of the current risks to its water supply and to adopt a long term strategy for protecting and managing its groundwater resources.

With this in mind, the P.E.I. Department of Environment conducted a "Groundwater Resource Evaluation" in 1990. The recommendations in the report have not yet been implemented.

The report generally found that the Town's groundwater resources were at significant risk and that "the continued quality of groundwater cannot be guaranteed".

The current quality of groundwater in the Town is rated as "good". Considering the low elevation and hydraulic gradients and proximity to a number of bodies of salt water, it is surprising that there has been no evidence of salt water intrusion. There are isolated cases of high iron and manganese concentrations but the major problems in terms of groundwater contamination have been related to two hydrocarbon spills. One involved a gasoline spill, the other an underground fuel oil tank.

The report concluded that the greatest risks to the Alberton water supply are hydrocarbon spills and the individual wells themselves:

"Probably the most common threat to groundwater quality on Prince Edward Island is contamination by petroleum products from leaking underground storage tanks. The Town of Alberton has already been the site of a few of these incidents, and it is only realistic to expect that other spills will occur in the future. Therefore groundwater in the immediate vicinity around service stations or other locations where significant quantities of petroleum products are stored is probably at some risk of contamination. It is worth mentioning also that while large underground petroleum storage tanks perhaps pose a greater risk to groundwater resources when taken individually, because of their number, domestic home heating oil tanks have statistically accounted for a significant portion of contamination events.

Finally, although posing only a indirect threat to water quality in the community, the very source of water itself (individual wells) may be as much a reason for concern as many of the more direct and obvious hazards affecting water quality. Because of the reliance on on-site water supplies, there is a likelihood that general water quality will gradually decline over time. Each well (particularly poorly constructed wells) represents a discreet pathway for water, and any potential contaminants it may carry, from the near surface environment to portions of the aquifer from which water supplies are developed. While the impact of each well individually may be virtually negligible, cumulatively the

influence of such a great density of wells will inevitably alter conditions in the subsurface environment including groundwater quality.”

Given this assessment it is critical that the Town of Alberton develop a clear groundwater management strategy and a long term contingency plan for water supply. Included in this strategy must be efforts (together with the Provincial Government) to educate property owners about the risks to groundwater supply, encouragement of upgrading of older wells (well head protection, well casing, etc.), capping of abandoned wells, and the designation and protection of a central well field site. If and when such a site is required at some point in the future it may be too late to protect the area from inappropriate development. Due to contamination of water by chemicals the provincial government installed a small water system servicing five homes.

c) Solid Waste

The Province now provides a centralized solid waste management system. Island Waste Management Corporation has been Island wide since 2002. The system allows for the source separation of waste into recyclables, compost and waste.

d) Fire Protection

Alberton Fire Department was established in 1876 and is one of the oldest fire departments on PEI. The Alberton Fire Department is a municipal company which provides service not only to the Town but also to Northport, the Alberton Fire District and the Greenmount-Montrose Fire District. It is a volunteer group with a current manpower compliment of 25 firefighters plus the Chief Deputy chief and three Captains.

Support for the company has been strong in the past and there is a strong tradition of firefighting in the town and surrounding areas. A modern, new fire hall was constructed in 2002 with a meeting room and kitchen area upstairs.

The department is fully equipped with modern communication, rescue and fire equipment. In addition to basic firefighting techniques, the members are trained as medical first responders, in high angle/confined space rescue, vehicle extraction, fire cause determination and cold water rescue among other things. Several of the members also serve as instructors at the Prince Edward island Firefighters Association Fire School. The company does have a Jaws of Life which is owned by the combined West Prince fire departments but located in Alberton.

The 5 West Prince Companies have an effective Mutual Aid agreement, with interactive radio service.

The department's equipment includes a 1987 Rescue Unit (Box Van), 2 pumpers a 1979 which carries 1,500 gallons of water and a 1997 which carries 1,500 gallons, plus Class A and B foam, 2 tankers - a 1987 with a 3,100 gallon tank and a 1989 with a 2,900 gallon tank. In addition the department has a portable 600 gallon per minute pump and a rescue trailer to haul equipment such as a rescue sled, row boat and stokes basket.

e) Police Protection

All police services in the Town of Alberton are currently supplied by the R.C.M.P. under the Provincial Policing Contract. This arrangement has worked adequately for many years and there is no current need for any increase in service. In fact, during the consultations on the Official Plan Review, there was almost unanimous opinion that security issues were not a concern in the Town. Policing is almost entirely targeted at issues such as minor vandalism, traffic violations and domestic matters.

The major concern related to policing in the Town was the recent closure of the Alberton R.C.M.P. detachment and its relocation to Elmsdale. The R.C.M.P. maintain a community liaison officer who attends Council meetings every 2-3 months and provides ongoing reports. The detachment has also established a bicycle patrol during the summer months. The R.C.M.P. also provides some Bylaw enforcement services in the Town.

The local detachment is supplemented by a strong local auxiliary force.

2.9 TRANSPORTATION

Alberton is located on Route 12 which has a major connection to the neighbouring community of Tignish. In fact Route 12 enters the Town from the east as Church Street and then exits to the north as Main Street. This creates a predominant left turn movement at the central crossroads of the community which is a cause of some confusion (and potential danger) to newcomers.

Church Street is the major east-west collector route in the Town and Main Street is the major north-south route. Main Street carries most commercial traffic and connects to Northport to the south. As noted above, Church Street forms one part of Route 12 and as a result carries relatively high traffic volumes, including a significant number of trucks. This creates concerns for pedestrian traffic connecting to Jacques Cartier Arena and Alberton Elementary School which are both located on Church Street at the eastern end of Town.

Most of the internal residential streets in Alberton are owned and maintained by the Town. The exceptions are Church Street, Main Street and the streets connecting to the Western Hospital. These are “designated” Provincial roads and are maintained by the Province.

Many of the interior streets are quite narrow (both in terms of pavement and rights-of-way) but most are in a reasonable state of repair. Storm water drainage systems are either non-existent or are quite poorly developed. The Provincially designated roads, however, are provided with adequate storm drainage systems.

Pedestrian traffic has been well accommodated by the provision of sidewalks along Church Street, Main Street and Poplar Street. The majority of which are in excellent condition and are now kept open in the winter.

While Route 12 is in good condition and Church St. from Dufferin to the Western Town boundary was upgraded and Main Street was resurfaced in colaberation with the Alberton Downtown Enhancement project. This includes Main Street from Church Street south to Northport, and Poplar Street from Main Street to the hospital.

Alberton Harbour is an excellent protected harbour accommodating a large fleet of lobster boats and related craft. It is actually located within the boundaries of the Community of Northport.

The Town has no municipal transit facilities but the recent establishment of Transportation West has resulted in the purchase of two vans which are equipped to address the mobility needs of seniors and the disabled. While the service is limited and has a large service area it should prove invaluable in addressing (at least in part) the needs of the mobility impaired.

Unfortunately the Town has no taxi service.

2.10 INSTITUTIONAL FACILITIES

Alberton is well supplied with institutional facilities including an elementary school, eight churches, hospital, nursing home, seniors residence and museum. The challenge for the Town would not appear to be the need to develop more institutional facilities but rather to ensure the continued health and viability of the current facilities. The Rev. W.J. Phillips Residence was constructed in 1997. Maplewood Manor continues to serve the needs of seniors.

The Town is also served by M.E. Callaghan junior high school in nearby Profit's Corner, Hernewood junior high school at Woodstock and Westisle Composite

High School.

While all of the Town's institutional facilities are important and all contribute to the Town's social well being and its enviable quality of life, the Western Hospital and Alberton Elementary School play particularly important roles.

The Western Hospital has faced challenges to its long term survival and levels of service for many years and this has created uncertainty in the community. The hospital is a major employer and a major attraction for the Town. It will be a priority in the future for Town Council to continue to lobby for the maintenance and strengthening of this vital institution.

Equally important if the Town is to continue to draw young families (which are vitally needed to offset the marked aging trends in the local population) is the maintenance of a high quality public school.

The Alberton Elementary School was constructed in 1960 and had major additions in 1971 and 1991. In 1998 it received a significant upgrading including new windows, tile floors and new gymnasium windows. Presently the school is considered to be in excellent condition.

Enrollment at the school peaked at almost 300 ten years ago but has declined in recent years to around 230. This is due to smaller family sizes, increased mobility and the establishment of a french emersion program in St. Louis. The Principal projects that enrollment should stabilize at current levels and the future of the school is positive.

In general, the school appears to enjoy an enviable connection with the local community. The quality of staff is felt to be superior, vandalism is almost non-existent and the facility is extremely well used during non-school hours. As an example, the Community School programs regularly enjoy attendance of over 100 each winter.

2.11 PARKS AND RECREATION

On a per capita basis Alberton may have the strongest supply of recreational facilities and programs in the entire province.

Recreation facilities and locations include the following:

- Alberton Elementary School (gym and sports fields)
- Alberton Library
- Iron Haven Gym (private health club)
- Jacques Cartier Memorial Arena (Indoor Ice Rink and Stadium)
- Maplewood Manor (common areas)

- Old Stone Station Park
- Prince County Exhibition Grounds
- Town Hall Meeting Room
- Veterans Memorial Park (ball fields)
- West Prince Boxing Club
- Western Community Curling Club
- West Prince Clubhouse

Programs and activities are offered for all ages including: aerobics and training, art classes, craft fairs, bowling leagues, boxing club, “boxercise”, darts, cards, curling, karaoke, bingo, basketball, badminton, volleyball, walking club, gymnastics, preschool activities group, swimming and aquasize (at Mill River Aquaplex), skating, figure skating, minor hockey, recreational hockey, boys and girls softball and soccer.

In addition the Town has direct access to the Confederation Trail and is in close proximity to three provincial parks. Jacques Cartier Park is very popular with locals as a beach access.

While the needs of seniors are quite well met, there would appear to be a need for youth programs for those not interested in sports. Dooley’s in Bloomfield currently provides a location for youth gatherings but the Town is in need of some form of Youth Drop-In Centre.

Most facilities and programs in the Town are in good shape. The rink has recently received some badly needed repairs and upgrading including a new roof. The town is currently pursuing the potential of establishing a regulation ball diamond in the infield of the race track. A larger soccer field would also be desirable. The ball diamonds at Veterans Memorial Park are also in need of upgrading. Some playground equipment also needs upgrading.

3.0 FUTURE DEVELOPMENT GOALS

3.1 Introduction

The Goals presented in this Chapter are broad statements indicating the overall shared vision of Alberton’s Council, residents and property owners in terms of the future evolution or development of the Town. These Goals provide the framework and general direction for the subsequent, more detailed statements which follow.

3.2 Future Development Concept

The Town of Alberton is a particularly appealing community for both first time

visitors and long term residents. Its relatively remote rural location has somewhat limited economic opportunities and development pressures, but it has also allowed the community to maintain a special “small Town” character which larger, more dynamic communities lack.

The Town’s physical appeal is obvious. From its tree lined entries to its well defined “mainstreet”, its attractive downtown period neighbourhoods and its modern newer residential areas, Alberton has a unique character. Its physical setting surrounded by water, manicured farmsteads and woodlands, complements the built environment. The Alberton Harbour (legally part of Northport) offers one of the Island’s most beautiful (but least well known) seascapes.

The Town has a human scale which makes it uniquely appealing for pedestrians. This is complemented by the overall feeling of security and familiarity in the Town. When combined with the wide array of commercial, professional, institutional and recreational amenities and services in the Town it is little wonder so many seniors are choosing to reside in the Town.

While Alberton shows no visual signs of decline it does have a somewhat stagnant economy and an aging population which could cause problems in the near future. The principal challenge facing the Town is to stimulate some new economic growth which will attract more young families while maintaining the exceptional quality of life and quality of physical environment that all Alberton’s treasure.

The Future Development Concept reflected in this Plan would see the Town build on its strength as a uniquely appealing small town in order to further expand and diversify its economy. Maintenance and enhancement of the high quality residential areas and mainstreet will be a priority but the Town must pursue new economic opportunities. These could include: tourism development based on promoting the unique heritage and natural features of the area; increased government services; service and retail expansion; and new industries which are compatible with the area’s rural economy and lifestyle.

The Plan will also emphasize “liveability”, in terms of affordable tax and utility rates, maintenance of the Town’s well developed services, enhancement of personal health, safety and security and protection of the natural and built environment.

3.3 GOALS

3.3.1 General

- To preserve and enhance the unique small town character of

Alberton.

- To create a community climate which fosters a sense of security, stability and prosperity.

3.3.2 Social

- To foster the creation and maintenance of a safe, efficient, stable and visually appealing residential environment.
- To foster social interaction and healthy lifestyles for all residents of the Town.
- To provide for a range of housing opportunities which meet varied socio-economic needs.
- To place special emphasis on the needs of seniors, youth, the mentally and physically challenged.

3.3.3 Economic

- To expand the Town's strong retail and service sectors.
- To pursue the re-location of additional government services and facilities to the Town.
- To expand tourism development opportunities and better package and promote the Town's heritage and the natural appeal of the region.
- To co-ordinate economic development planning with adjacent communities.
- To increase the Town's industrial sector by seeking new, compatible industries.
- To increase the Town's assessment base.
- To maintain affordable property tax rates and utility rates for all Alberton property owners.
- To expand and diversify local employment opportunities.

3.3.4 Physical

- To establish a plan for future development which maximizes efficiency of servicing and minimizes land use conflicts.
- To ensure an adequate supply of serviced land to accommodate the projected needs of various land uses within the Town for the period of the Plan.
- To encourage the maintenance of a safe and efficient vehicular and pedestrian circulation system in the Town.
- To maintain high quality, cost-effective sanitary sewer services.
- To provide for long term, secure, high quality domestic water supply.
- To manage storm water run-off in a safe and cost-effective manner.
- To encourage the preservation of the Town's historic buildings and streetscapes.

3.3.5 Environmental

- To protect and preserve the quality and quantity of groundwater and surface water resources in and adjacent to the Town.
- To protect and enhance significant natural areas in the Town.
- To encourage responsible waste management.
- To protect air quality.

4.0 OBJECTIVES, POLICIES AND PLAN ACTIONS

4.1 Introduction

This Chapter represents the policy core of the Official Plan. Within the broad policy framework laid down by the previous chapter, the following Objectives provide more precise statements which address specific issues and concerns within the Town.

Policies and Plan Actions outline the proposed course of action to achieve the performance targets described in the Objectives. Policies indicate with some precision the approach the Town will take in pursuing its Objectives. Plan Actions are concrete measures which implement that approach.

4.2 Residential

For a relatively small community, Alberton has an interesting variety of residential housing. This includes older established single family neighbourhoods, relatively recently developed “infill” apartment and townhouse developments adjacent to the core and newer residential subdivisions which offer an interesting blend of single family homes, duplexes, mini-homes, townhouses and assisted housing. While in most communities these different housing forms tend to be physically segregated, Alberton has developed more diversified neighbourhoods which are none-the-less appealing and apparently quite popular.

Many of the multi-unit buildings are single storey and are apparently targeted at the Town’s growing seniors population. The newer subdivisions tend to be targeted at younger families.

As noted earlier, the three newer subdivisions are close to being full and the Town must seek to encourage the development of additional serviced residential lots. While apartment vacancy rates appear extremely low and demand from seniors remains high, the demand for new single family development is likely to be dependent on continued economic growth in the Town.

Objectives:

- To encourage a broad range of cost-effective residential development opportunities in the Town.
- To enhance the character and appearance of established neighbourhoods.
- To work with the Provincial Government to encourage young families and “empty nesters” to choose the Town as a residential location.

- To encourage residential development standards which stress safety, efficiency, aesthetic appeal, land use compatibility and fostering of healthy lifestyles.

Policies:

Policy PR-1: Zoning

It shall be the policy of Council to designate sufficient land to accommodate the projected housing needs of the Town during the period of the Plan. Existing residential areas shall be protected from the encroachment of conflicting land uses.

Plan Action:

- The Development Bylaw shall zone sufficient residential land to meet the projected needs of the Town.
- Residential zoning shall be in conformance with the General Land Use Plan.

Policy PR-2: Residential Development Standards

Council shall establish residential development standards relating to density, architectural harmony, setbacks, amenity areas, parking, buffering and other matters in order to enhance the health, safety and convenience of residents.

Plan Action:

- The Development Bylaw shall establish residential designations for mini-home, single family, two family and medium density areas.
- The Development Bylaw shall establish residential development standards relating to lot sizes, setbacks, servicing, amenity areas and open space, parking, buffering, architectural harmony and other related matters.
- All new residential subdivisions of 5 lots or greater shall be serviced by central sewer and central water services.

Policy PR-3: Accessory Apartments

It shall be the policy of Council to permit the addition of an accessory apartment to any single family dwelling provided that the exterior of the residence retains an appropriate single family appearance.

Plan Action:

- The Development Bylaw shall permit the addition of an accessory apartment to any single family dwelling provided that adequate parking spaces are provided, the apartment has safe fire exits and meets all requirements of the fire marshall, and the exterior of the residence retains any appropriate single family appearance.

Policy PR-4: In-home Occupations

Dramatic changes in the workplace combined with new telecommunications technology such as computers, modems and fax machines have made it possible, and sometimes imperative, that more people work out of their homes. With this trend in mind, Council shall permit a range of in-home occupations in residential areas, provided there is no significant negative impact on adjacent properties or the immediate neighbourhood.

Plan Action:

- The Development Bylaw will set out standards for home occupations, which limit potential residential conflicts such as noise, hours of operation, square footage, number of employees, parking, signage, physical changes to the structure and any other factors which may represent an impediment to the safety, convenience or enjoyment of neighbouring residents.

Policy PR-5: Bed & Breakfast

It shall be the policy of Council to permit and in fact encourage the operation of small scale “bed and breakfast” establishments in all residential zones, provided they have no negative effects on the surrounding neighbourhood.

Plan Action:

- The Development Bylaw shall permit the operation of “bed and breakfast” establishments in all residential zones provided that they are limited in terms of size, signage, parking, dining facilities and that the overall visual appearance of the building and character of the neighbourhood is not negatively affected.

Policy PR-6: Prefabricated Homes

It shall be the policy of Council to not discriminate against housing forms due solely to the method of construction. Older style traditional mobile homes (transportable on their own chasis) which have a unique style and character shall not be permitted to be located in the Town. Modern “mini-homes” shall be permitted in designated residential areas. Larger “modular” homes shall be permitted in all residential areas.

Plan Action:

- Traditional “mobile homes” shall not be permitted to be located in the Town.
- Modern “mini-homes” may be permitted in designated residential zones where they are deemed to be compatible.
- Larger “modular homes” shall be permitted in all residential zones.

Policy PR-7: Heritage

It shall be the policy of Council to encourage the preservation and enhancement of all heritage buildings and significant heritage streetscapes in the Town. This shall be accomplished through proactive action rather than regulations.

Plan Action:

- Council shall work with property owners, community groups, provincial and federal agencies to identify and preserve the Town’s significant heritage residences (and other structures) and to maintain and enhance the character of heritage streetscapes.

- “In filling” within these streetscapes will be encouraged to be developed in a sensitive manner which will compliment rather than detract from our historic buildings.

4.3 Commercial

Alberton is fortunate to have a well defined and relatively prosperous commercial core area. While some limited peripheral commercial development exists on Church Street, it does not detract from the downtown core centered on the Main Street, Church Street intersection.

The core area has a number of strong “anchor” retail enterprises (Save-Easy, Home Hardware, Pridham’s, Alberton Pharmacy, etc.). It also has an appealing street scape and adequate parking, both on-street and at the rear of the buildings.

The recent improvements to the downtown and new office building has the downtown commercial structures in good condition with very little need repair and upgrading. The improvements completed under the Downtown Enhancement project have added an air of economic vitality to the downtown.

Growth in the Town’s retail and service economy, however, will be dependent upon growth in population and other economic activity. As noted earlier, the Town must pursue future development opportunities in tourism, government services and new industries founded on the region’s economic strengths.

Objectives:

- To foster the continued health and viability of the Town’s business sector.
- To encourage expanded retail and service activity.
- To encourage expanded tourism activity.
- To expand the commercial tax base.
- To increase employment opportunities in the Town.

Policies:

Policy PC-1: Zoning

It shall be the policy of Council to direct commercial activity to the core area in order to strengthen its long term viability. Peripheral commercial activities shall

be accommodated where they are currently established.

Plan Action:

- A commercial core area shall be designated on the General Land Use Map.
- The General Land Use Plan shall also designate as “commercial” all established peripheral commercial activities where they do not pose a serious land use conflict.
- The Development Bylaw shall zone commercial land in conformance with the General Land Use Plan.
- The Development Bylaw shall establish commercial development standards related to lot sizes, setbacks, parking ratios, loading zones, landscaping, signage, buffers and other matters.

Policy PC-2: Mainstreet Upgrading

It shall be the policy of Council to continue to work with the local business community to upgrade the physical appearance and viability of the downtown core area.

Plan Action:

- Council shall actively work with downtown businesses to upgrade the streetscape, improve pedestrian safety and comfort, upgrade parking and to generally promote the downtown.
- Council shall pursue all available funding sources to facilitate downtown upgrading.

Policy PC-3: Tourism

It shall be the policy of Council to target local development efforts toward strengthening local tourism infrastructure, accommodations and services.

Plan Action:

- Council shall work closely with the federal and provincial governments and our neighbouring communities to expand tourism promotion in West Prince and to better capitalize on the expanding provincial tourism market.
- Council will target its promotional efforts on marketing the Town and the region's rich heritage and natural features.
- Council will encourage the expansion of tourist accommodations and services in the Town.
- The Development Bylaw shall permit the establishment of "bed and breakfast" establishments throughout the Town where they are appropriate.

Policy PC-4: Signage

Since, as a Town, Alberton does not fall under the provisions of the Highway Advertisements Act, it shall be the policy of Council to develop and implement a Signage Bylaw.

Plan Action:

- Council shall implement a Signage Bylaw as part of the Development Bylaw.

4.4 Industrial

Other than Westech Agriculture Ltd., Alberton Fisheries, Hutt Bros. and a small number of construction firms, there is a very limited industrial base in Alberton and the immediate area. There are a number of large potato sorting and packing operations in the area but there are no true "value-added" activities related to either agriculture or the fishery. Given the strength of the resource sector in the region, Council should be aggressively pursuing any and all options for "value-added" industries or service industries which are tied to the resource sector. Biotechnology and R & D facilities similar to Westech are also appropriate targets for industrial prospecting.

Council should also consider designating a block of land in the Town for future industrial development.

Objectives:

- To support and strengthen existing industries in the Town and the adjacent area.
- To encourage expanded industrial activity in the Town.
- To minimize any land use or traffic conflicts related to future industrial development.

Policies:

Policy PI-1: Zoning

It shall be the policy of Council to zone all existing industrial land in the Town, with the exception of any smaller scale activities which could present conflicts with adjacent residential areas.

Plan Action:

- The General Land Use Plan shall designate all existing industrial land for industrial use.
- Isolated industrial activities which could pose a nuisance to adjacent residential areas shall not be designated for industrial use.
- The Development Bylaw shall zone industrial land in conformance with the General Land Use Plan.
- New industrial land designation shall only proceed via an Official Plan and Development Bylaw amendment.

Policy PI-2: New Development

It shall be the policy of Council to actively promote the Town as a location for appropriate industrial development.

Plan Action:

- Council shall work aggressively with local development agencies, local investors, the federal and provincial governments to pursue the establishment of appropriate new industries in the Town.
- New industrial development shall be supported by Council

where it poses no significant land use conflicts and where servicing requirements can be accommodated within the financial capacity of the Town.

- New industrial land designation shall occur via a re-zoning application.

Policy PI-3: Fishing

It shall be the policy of Council to create an environment which supports the vital local fishing industry.

Plan Action:

- Council shall support the efforts of local fishermen and the community of Northport to maintain the viability of the Alberton Wharf.
- Storage of fishing vessels and gear shall be made a permitted use in all zones within the Development Bylaw.
- Council shall encourage the development of value-added industries and services which will serve to strengthen the local fishing industry.

4.5 Transportation

Streets within the Town of Alberton are a joint responsibility, with the Town owning and maintaining the majority of the streets and the Provincial Government owning and maintaining designated provincial streets (essentially Church Street, Main Street and Poplar Street).

Town streets are generally in good condition but few have adequate storm drainage. The government streets are now all in good condition.

The sidewalk system connects most major destinations in the Town. It has received considerable upgrading in recent years and is now in good condition.

The other major transportation issue in the Town is the Alberton Wharf. While the wharf is physically located in Northport, it is crucial to the health of the local fishery and the health of the fishery is crucial to the economy of Alberton. In addition, a significant number of the Northport based fishermen actually live in Alberton.

Objectives:

- To maintain a high standard of maintenance on approach routes to the Town.
- To maintain a high standard of maintenance on streets within the Town.
- To maintain the viability of the Alberton Wharf.
- To develop and maintain a safe and efficient pedestrian circulation system in the Town.
- To promote the use of the Confederation Trail.

Policies:**Policy PT-1: Streets**

It shall be the policy of Council to work closely with the Department of Transportation and Public Works to ensure that the key routes leading to the Town and the Provincially controlled streets within the Town are maintained at the highest possible level. Council shall also ensure that Town owned streets are maintained at a standard which adequately reflects their role and level of use.

Plan Action:

- Council shall continue to work with the Provincial Department of Transportation and Public Works to monitor the condition of all Provincial roads within the Town and linking the Town to other key destinations.
- Council shall maintain all Town owned streets to the highest level possible within local budgetary constraints, with highest priority being placed on streets with highest projected traffic volumes.

Policy PT-2: Sidewalks

It shall be the policy of Council to maintain the current sidewalk system at a high level and to prepare a plan for sidewalk expansion as budgets permit.

Plan Action:

- Council shall prepare a plan identifying priority locations for sidewalk expansion. Council shall budget for sidewalk expansion as budgets permit.

4.6 Municipal Services

Most of the lots in the Town are currently serviced by the central sewer system and all new development should be connected to this system except in exceptional circumstances. The sewage collection system has received recent repairs and upgrading and is now in reasonably good condition. Given the age of some sections of the system, however, future upgrading is to be expected.

The treatment lagoon is currently operating at a very efficient level, but its capacity is limited and a contingency plan should be developed to address future expansion. Any future expansion will have to meet higher environmental standards, such as disinfection, which will increase capital costs and design requirements. While the capacity of the lagoon may not be exceeded for a number of years (depending on levels of development activity) it would be prudent to begin the required engineering studies almost immediately so that Council will be well prepared to address expansion needs on a timely basis. This would also equip Council to be able to respond to any future infrastructure funding opportunities.

The major servicing challenge facing the Town is the almost inevitable requirement to install a central water supply system. The Town has been uniquely fortunate to survive to date on on-site wells given the density of development and wide spread risks to the groundwater supply. While the full scale installation of a central municipal water system is unlikely and essentially cost-prohibitive, it is imperative that the Town put in place a contingency plan which would identify and protect a potential well field site, put in place stronger protection for groundwater supplies and start to put individual elements of the system in place as opportunities present themselves.

The Town's Fire Department is operating at an adequate level and providing a superior level of service.

The Town's current close relationship with the local R.C.M.P. detachment has provided an enviable level of service and security. In the future Council should endeavour to maintain and strengthen this relationship.

Objectives:

- To provide efficient and cost effective central waste water collection and treatment services for all property owners within the Town.
- To provide high quality domestic water supply for all residents and property owners in the Town.
- To provide cost effective and high quality fire and police services.

Policies:

Policy PS-1: Central Sewage Collection and Treatment

It shall be the policy of Council to provide high quality, cost effective waste water collection and treatment services for the present and future built-up areas of the Town.

Plan Action:

- Council shall monitor the quality of the physical condition of the collection system and perform required repairs and upgrading on a timely basis.
- Council shall monitor capacity and treatment levels in the sewage treatment lagoon on a regular basis.
- Council shall authorize an engineering study to assess the most cost-effective options for expanding the capacity of the treatment lagoon.
- As budgets permit or as development pressures dictate Council shall authorize an expansion and upgrading of the treatment lagoon.
- Council shall consider expansion of the collection system in response to development pressures or in order to facilitate new development.

Policy PS-2: Central Water Supply

It shall be the policy of Council to prepare a contingency plan aimed at

protecting groundwater quality and facilitating the long term development of a central water supply system for the Town.

Plan Action:

- Council shall work with the Provincial Department of Environment and Technology to identify a potential central well field site and to provide effective long term protection for the site from potential sources of contamination.
- All future residential subdivisions of 5 or more lots and other major developments shall be required to develop central water supply systems.
- Council shall establish design standards for central water supply systems which will ensure their optimal intergration into an eventual central municipal system.
- Council shall pursue all opportunities to encourage the piecemeal development of central or cluster water supply systems throughout the Town.
- Council shall work with the Provincial Government to circulate information on the importance of protecting well heads, capping abandoned wells and eliminating point sources of groundwater contamination (such as leaking fuel oil tanks).

Policy PS-3: Storm Water Management

It shall be the policy of Council to work closely with the Department of Transportation and Public Works to ensure that storm water run-off is managed in a manner which is cost effective and environmentally sensitive and which minimizes risks to public health, safety and private property.

Plan Action:

- Council shall develop an overall Storm Water Management Plan for the Town.
- The Town will work with the Department of Transportation and Public Works to ensure that storm water systems are properly installed and maintained in the Town.

- Storm water management plans shall be required for all major developments.
- No physical changes or in filling of any lot, stream, wetland or water course shall be permitted without the approval of Council and an assessment of any storm water run-off impacts.

Policy PS-4: Police Services

It shall be the policy of Council to continue to utilize the services of the R.C.M.P. pursuant to the terms of the Provincial Policing Contract.

Plan Action:

- Council shall continue to utilize the services of the R.C.M.P. under the Provincial policing agreement.
- Council shall continue to maintain a close operating relationship with the local R.C.M.P. detachment.
- Council shall pursue the viability of establishing a satellite R.C.M.P. office in the Town as budgets permit and demand dictates.

Policy PS-5: Fire Services

It shall be the policy of Council to continue to provide municipal fire services through the Alberton volunteer fire department and to continue to provide the department with the financial support required to maintain a highly trained and well equipped fire service.

Plan Action:

- Council shall continue to support the efforts of the Alberton Fire Department to provide a high quality fire fighting service and shall supply adequate funding to maintain equipment and training at a high level of efficiency.

Policy PS-6: Emergency Measures Plan

It shall be the policy of Council to maintain an effective Emergency Measures Plan.

Plan Action:

- Council shall review the Emergency Measures Plan on a regular basis to ensure that it continues to meet the Town's needs.

4.7 Parks and Recreation

The Town of Alberton has an exceptional array of recreational facilities and programs. Some are owned and operated by the Town, many are operated privately or by various non-profit groups. Maintaining these services with the Town's limited tax base and population is a constant challenge. Without the generous support of local volunteers and other supporters the maintenance of these vital services would be impossible.

The Town's parkland is, on the other hand, somewhat limited and the Town is highly dependent on the facilities of the Alberton Elementary School and the kind support of the Western School Board.

Objectives:

- To maintain and where possible continue to upgrade the recreational facilities and programs in the Town.
- To continue to support and encourage the efforts of volunteers.
- To manage recreational budgets in a responsible manner.
- To target the special needs of youth, seniors and the physically and mentally challenged.
- To provide for active play areas throughout the Town, within easy and safe access from all residential neighbourhoods.

Policies:

Policy PP-1: General

It shall be the policy of Council to continue to maintain recreational programs and facilities that meet the needs of all Town residents and to support the efforts other groups or individuals in meeting the Town's recreational requirements.

Plan Action:

- Council shall continue to support efforts to upgrade the Jacques Cartier Arena.
- Council shall pursue the development of a new ball diamond, possibly in conjunction with the Prince County Fairground.
- Council shall continue to work co-operatively with the Western School Board and staff of Alberton Elementary School to facilitate after school hours programming.
- Council shall continue to pursue the development of safe playgrounds in areas of the Town which are under serviced.
- Council shall continue to actively support the efforts of various recreational groups and agencies in the Town.
- Council shall increase efforts to encourage and acknowledge the efforts of volunteers.

4.8 Voluntarism

Given the Town's small size and limited resources, Alberton is critically dependent on the support of volunteers for almost all municipal services, programs and activities. In the future, the Town's dependence on volunteers is not likely to diminish. It is critical therefore that Council treat volunteers as a vital resource and adopt a Volunteer Development Strategy which addresses the need to identify new volunteers on an ongoing basis, to effectively manage workloads in order to minimize volunteer "burn-out", and most importantly to provide adequate public recognition and support to these vitally important community residents (and non-residents).

Objectives:

- To promote voluntarism in the Community.
- To acknowledge the vital role played by volunteers in the Town.

Policy PV-1: General

It shall be the policy of Council to promote voluntarism in the Town and to more adequately acknowledge the vital role played by volunteers in the day to day life of the Town.

Plan Action:

- Council shall prepare and adopt a Volunteer Development Strategy.
- Council shall expand efforts to recognize the invaluable contribution of the Town's volunteers and shall initiate activities such as "volunteer recognition day".
- The Recreation Director shall be directed to play an expanded role in supporting and developing volunteer activities.

4.9 Institutional

The Town's eight churches, its school, courthouse, nursing home, and the Western Hospital are vital elements of the identity, appeal and social and economic life of the community. The maintenance of these facilities and their long term viability is critical to the future health of the Town.

Objectives:

- To maintain the Town's vital institutional facilities and services.
- To expand institutional facilities where opportunities exist.

Policies:

Policy PI-1: General

It shall be the policy of Council to support the maintenance of the Town's current institutional facilities and to encourage the development of additional institutional services and facilities.

Plan Action:

- Council will continue to work with the Board of the Western Hospital, doctors, staff and the public to ensure that current

levels of service and capacity are maintained or enhanced.

- Council shall aggressively support community efforts to maintain the Town's churches, school, courthouse, nursing home and other institutional facilities.
- Council shall promote the Town as an ideal location for expanded institutional facilities, including additional government facilities.

4.10 Environment

The Town of Alberton is surrounded by surface water systems, is bisected by a significant stream system and is located in a region which is characterized by its natural beauty and environmental diversity. The area's rich natural features are critical to its appeal, its economy and its long term health.

While surface water systems, forests and habitat areas are vital to the Town, the Town is also totally dependent on groundwater resources for its domestic water supplies. As noted earlier, without careful management, the groundwater resources could be in serious jeopardy.

Objectives:

- To protect the quality and quantity of the Town's vital groundwater resources.
- To work with the Provincial Government and our neighbours to protect and manage the region's unique features and ecosystems.
- To encourage effective management and protection of the region's commercial and sport fishery.
- To protect surface water systems by controlling erosion from construction activities and infilling of streams and wetland areas.
- To protect the Town's air quality and minimize nuisances related to noise, vibration, fumes and harsh lighting.
- To encourage acceptable minimum maintenance standards and control of unsightly premises.

Policies:

Policy PE-1: Groundwater

It shall be the policy of Council to work with the Department of Environment and Technology to protect the quality of groundwater resources and to develop a long term plan for groundwater management and protection.

Plan Action:

- Council shall work with the Department of Environment and Technology to identify a central well field site and to put adequate protection in place to ensure its long term viability as a water supply source for the Town.
- Council will identify literature and other information on water conservation, safe disposal of household wastes and well protection and make it available to residents, business operators and property owners.
- Council shall work with the Department of Environment and Technology to identify and remedy potential point sources of groundwater contamination in the Town, such as uncapped abandoned wells, wells which are susceptible to run-off contamination, leaking fuel oil tanks, etc.
- All new major developments shall be required to establish central water systems.
- Council shall establish standards for all private central water systems and assume ownership and operation once the systems are installed.
- Council shall encourage the installation of shared wells and central water systems whenever opportunities arise, with a view to eventually establishing the building blocks of a full central municipal water system.
- Council shall capitalize on any opportunities for funding which could subsidize the cost of establishing a central water supply system.

Policy PE-2: Surface Water

It shall be the policy of Council to work with our neighbours and the Provincial Government to preserve and upgrade the quality of the area's

rivers, streams, bays, estuaries, wetlands and other surface water features.

Plan Action:

- Council will work with the Department of Environment and Technology, area municipalities, area residents and other interested groups such as the Island Nature Trust and Ducks Unlimited to protect and enhance the regions significant surface water features.
- The Development Bylaw shall establish a conservation setback or buffer zone adjacent to all streams, rivers and wetlands.
- The Development Bylaw shall require construction activities to implement erosion and siltation control measures to ensure the protection of adjacent streams and wetlands and minimize run-off onto adjacent properties.

Policy PE-3: Air Quality/Noise/Unsightly Premises

It shall be the policy of Council to restrict activities which would cause excessive noise, dust, fumes, vibration or glare from harsh lighting, particularly in close proximity to residential areas.

Plan Action:

- The Development Bylaw shall not permit the establishment of industries or other land uses which are known to cause or contribute to air pollution.
- Council shall implement a bylaw controlling the burning of leaves, grass, and refuse in the Town.
- The Development Bylaw shall require that harsh lighting is directed away from adjacent residences.
- Council shall establish procedures to ensure that properties are maintained in a reasonable manner and do not become unsightly.

POLICY PE-4: WIND ENERGY

It shall be the policy of Council to support wind energy and recognize the important environmental benefit by its lack of both air pollutants and greenhouse gases when compared to alternative methods of generating electricity. The provincial government has been moving towards wind energy.

Plan Action:

- Council supports wind energy and will allow wind energy use in all zones subject to provincial regulations.

5.0 GENERAL LAND USE PLAN

The General Land Use Plan is a conceptual representation of the direction Council envisions land use patterns emerging over the next fifteen years (or longer). It lays the foundation and establishes the framework for the Zoning Map in the Development Bylaw, which is much more precise in terms of boundaries and land use designations. The Zoning Map must, however, conform to the General Land Use Map.

In formulating the General Land Use Plan, Council has applied the following criteria:

- land use conflicts shall be minimized
- the Town shall remain primarily low density residential in character

with a significant multi-residential component

- higher density residential developments shall be situated in close proximity to commercial and institutional services and adjacent to major traffic routes
- commercial development shall continue to be focused in the core area of the Town
- non-residential traffic shall not be routed through residential areas
- all other relevant policies in this Plan shall be reflected.

MAP 2

GENERAL LAND USE PLAN

6.0 IMPLEMENTATION

6.1 Administration

Administration and implementation of this Official Plan is the responsibility of Council. The Council shall, however, seek the input of Planning Board on matters pertaining to the Plan. The primary implementation tool for the Plan is the Development Bylaw. Aspects of the Plan may also be implemented through other municipal bylaws or regulations, Council's operating policies and procedures, the municipal budget and other appropriate Council actions. Council may also delegate aspects of the implementation of this Plan to a Development Officer appointed by Council.

6.2 Development Bylaw

Immediately upon the approval of this Plan by the Minister of Community Affairs and Attorney General, Council shall amend its current zoning and subdivision

control bylaws to be in conformance with the policies and provisions of this Plan, according to the provisions of the *Planning Act*. This revised and consolidated document shall be referred to on the The Town of Alberton Development Bylaw.

The Development Bylaw shall set out specific land use zones, permitted uses for each zone, standards and procedures for development and land use, and procedures and standards to control the subdivision and consolidation of land in the Town. The Bylaw may also provide for “conditional” and “special permit” uses.

6.2.1 Approval of Development or Change of Use

The Development Bylaw shall require any person undertaking any development or change of use of land or premises to apply for a development permit using a standard application form. Exceptions shall be noted in the Bylaw. Council may attach such conditions as it deems appropriate to any development permit in order to ensure conformance with this Plan.

The Bylaw may also require submission of a Construction Plan for the development outlining such details as construction phasing, stockpiling of soil, screening or fencing, erosion or urn-off control measures, heavy truck access and any other item which could present a nuisance or hazard during construction.

Once the development is approved, a numbered permit will be issued which must be displayed at the site. The receipt of a permit does not excuse the applicant from complying with any provincial or federal laws in force, such as fire protection, health and safety, sewage disposal, plumbing and electrical installations and others. Council will maintain a liaison with provincial officials as required during the permit issuing process.

6.2.2 Development Agreements

Council may, at its discretion, require the Developer of a development or a subdivision to enter into a Development or Subdivision Agreement. This agreement will contain all conditions which were attached to the building permit or subdivision approval and will be legally binding on both parties.

6.2.3 Variances

Council may grant variances to the provisions of the Development Bylaw where strict compliance would represent an inappropriate burden to the land owner and where the general intent of this Plan is upheld.

6.3 Budgeting

While the Development Bylaw and other Bylaws passed under the ***Municipalities Act*** are the primary tools for controlling and directing private sector development activities in the Town, the municipal budget is the key policy tool for directing the activities of the Town. As such, the budget is a key implementation tool for the policies laid out in the Plan and, to the extent practicable, the budget should conform to the policies of this Plan.

6.3.1 Budget Policies

Council has established the following fiscal policies as a framework to guide municipal revenues and expenditures:

- As a general policy Council shall strive to maintain stable and affordable property tax and utility rates.
- Council shall not budget for an operating deficit in any fiscal year.
- Any incurred deficit will be addressed as part of the subsequent annual budget.
- Council shall aggressively pursue all options for cost-sharing and maximize assistance from other levels of government.
- Major capital expenditures shall be amortized over an appropriate number of years.
- Council shall continue to maintain low permanent staff levels and contract out for specialized services until needs and projected savings warrant further staffing.

6.3.2 Capital Priorities

While other capital projects may arise over the life of the Plan, the following items have emerged from the Plan deliberations as current priorities.

- a) Study of Lagoon Expansion Options
- b) Wind Energy
- c) Sidewalk Extensions
- d) Open additional streets as outlined in the 1880 Meachams Atlas
- e) Continue upgrading older sewer lines

- f) Research municipal water system

6.4 Review

Council will, on a regular basis, review its activities in terms of the successful implementation of this Plan in accordance with the provisions of the ***Planning Act***.

6.5 Amendments

The Official Plan and Development Bylaw may be amended as circumstances change in the Town or in response to requests from the public, provided that all provisions of the ***Planning Act*** are met.

6.6 Appeal Procedure

Any person who is dissatisfied with a decision of Council in the administration of the Official Plan or the Development Bylaw may, within 21 days of the decision, appeal that decision in accordance with the provisions of the ***Planning Act***.