

SHORELINES & SHORELANDS

Planning for Coastal Resilience in Prince Edward County

Recommendations for the Future of the Shore Lands Designation

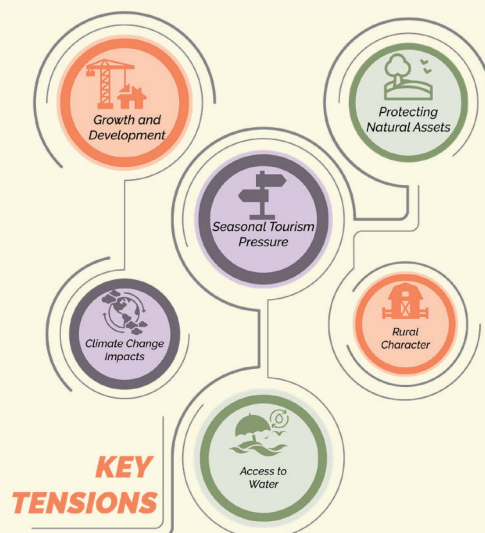
The Shore Lands designation is a powerful tool that should be kept in Prince Edward County's *Official Plan*. The designation provides flexibility in the County's approach to development along its shoreline and allows it to incorporate important considerations such as maintaining public access to water. We recommend a two step process to improve the designation:

1. Specific **inclusion criteria** to determine which areas should be retained within the Shore Lands designation.
2. The introduction of **overlay zoning** in the areas designated as Shore Lands.

These recommendations enable development in the Shore Lands to follow enforceable requirements that are specific to the site context and the proposed use and intensity.

Prince Edward County (the "County"), Ontario is facing immense pressure from tourism and development growth. Nowhere are these pressures more evident than along the County's shoreline. Rapid growth has threatened Prince Edward County's traditional rural character and local environment. Adding to this, development along the shoreline has created challenges in maintaining public access to water. Many of these tensions are located within the County's Shore Lands designation. This land use designation contains a broad range of uses including residential, agriculture, and tourism-related commercial uses. Shore Lands cover much – but not all – of Prince Edward County's shoreline.

As part of the *Official Plan* review process, Prince Edward County is re-evaluating the role of the Shore Lands. Recommendations from this report can be used to inform council, municipal staff, or any third-party consultants, of how the Shore Lands may be adapted to better meet the objectives outlined in the *Official Plan*.



Inclusion Criteria

A set of seven inclusion criteria were developed to evaluate existing areas within Shore Lands and identify whether they have a strong or weak planning rationale for continued inclusion within the designation:

1. Level of service by Municipal Infrastructure
2. Level of overlap with Natural Assets
3. Risk from Natural Hazards
4. Proximity to Agricultural Uses
5. Potential for Water Access
6. Degree of Aquifer Vulnerability
7. Proximity to Tourism Corridors



Inclusion criteria can be prioritized into **Core Criteria** and **Secondary Criteria**. The inclusion criteria can be coordinated with context specific development standards to promote compatible development patterns.

Plans for a phased approach and prioritization of the criteria are specified in the report to provide council and staff with the tools to weigh each criterion and guide decisions.

Overlay Zoning

The use of overlay zoning will establish clear, context-specific, and enforceable guidelines for development within the Shore Lands. Overlay zoning is an effective tool that can be incorporated into Prince Edward County's existing zoning framework.

To address the need for context-specific development, we propose the use of three streams within the Shore Lands overlay zoning, based on proposed use and intensity. The three streams are residential, low-impact commercial (tourism) and high-impact commercial (tourism). Each stream can be used to specify context-specific design requirements. Overlay zoning design requirements can expand upon the County's existing *Design Policies for Shore Lands*, with additional specific requirements that address identified challenges and opportunities within Shore Lands, such as shoreline protection, erosion, and aquifer vulnerability.

Process

Recommendations for Shore Lands were informed through context analysis, spatial analysis, and case studies. Context analysis identified the key tensions which exist along Prince Edward County's shoreline – real estate development, access to water, tourism, and rural character. Spatial analysis and mapping were used to understand the shared characteristics of the Shore Lands and how the key tensions manifest in and around the Shore Lands. Lastly, comparative case studies were used to determine potential planning tools and guide application recommendations.

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