



Government response: Land Use Commissions of 1973, 1990, 1997, 2009

- hundreds of recommendations, largely ignored
- Movement in indicators of progress since1997: 9 +ve; 11 -ve; 4 no change; 6 no data
- 2010: Still no comprehensive land use planning (Commission on Land Use & Local Governance, 2010)



TREC-IIS Study on environment and quality of life: 2004-2009

- 23 in depth interviews with key informants in New London Bay watersheds (Stanley River, Southwest River)
- Mail-out survey to 300 random households: only 29 responses

Do environmental changes affect quality of life? (survey results)

- Air quality: little perceived change, minor impact on QoL
- Forest quality: 1/3 perceived decline but this had no/minor impact on QoL
- Drinking water quality: almost 50% perceived decline in quality and experienced a slight decrease in QoL
- Stream & ocean water quality: over 50% perceived decline and experienced slight to major decline in QoL as a result

Social factors

- Increased volunteerism and sense of belonging = improved QoL
- Influx of newcomers / seasonal residents = decreased QoL for some
- Majority want involvement in watershed management
- Time stress, poor health reduced capacity for engagement in such community work
- Full employment = great/good/OK QoL; part time = good; retirement = good / OK or occasionally diminished QoL

20 years ago you could boat Dominant citizen right up to the bridge; now it's just all full of silt" concerns (survey & interviews): "New London Bay seems lifeless" water pollution from farm chemicals & soil When it goes anoxic I would not want to swim in it" erosion "The smell is nearly unbearable" There's no clams, they are all smothered" 'I haven't tested my water but I believe it's polluted"



The decline of agriculture

Increased scale: "There used to be a lot of small farmers and now there are very few. Its gone to mostly large scale farming."

Decreased viability: "Forty years ago when I started farming here, you could have farmed almost any commodity and made a living on it. I don't know what you can make a living on any more."

Increased coastal & rural subdivisions

'He just got a septic system put in.

How he got it passed I don't

know, because it's within 50 feet
of the shore."

"More trees have been cut... to have more lot developments around the river."





Land regulation (or lack thereof)...

The view from the ground.....

- "Some of the regulations for the buffer zones are ridiculous. They let them farm... right to the marsh."
- "As far as farmers go... they have a lot of pull with government so you see a lot of abuse of the land."

Recognition of the need for stricter laws, and consistent enforcement

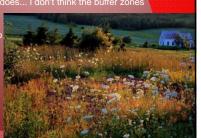
"You know, in a lot of bigger places there would be charges laid for that kind of damage that was done.... I don't know if we don't value our water systems enough?"

"This is the biggest problem on PEI – the corruption in the government."

Farmer's resistance to land use regulation, government interference

"I find that it's almost too much public control on what the individual farmer does... I don't think the buffer zones should be near

as wide, because if there is going to be thirty feet of weeds, that is going to be disgusting."

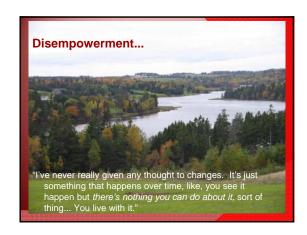


Need for farm land protection

The tourism industry ... do they ever think why the island looks like it does? It's kept that way by the farmers at great sacrifice... And they expect us... just to keep on farming, and keep it looking nice... The problem is, that [farmers] just aren't getting enough [money]."

"We have to be careful not to hurt our farmers."





Perceived lack of capacity among government staff

- "I've come to the conclusion that we've got people sitting in offices designing programs to give themselves work."
- "I don't think anyone has any concept in the department of agriculture what the full circle of life is."

