

Public Meeting Minutes

Rural Municipality of West River

Meeting Date	Tuesday, June 29, 2021	Location	Afton Community Center
Start Time	5:00 PM	Session	Public
Present	Mayor Helen Smith-MacPhail, Mayor Helen Smith-MacPhail, Councillor Sharon Slauenwhite - Chair of Planning Board Committee, Councillor Sabrina Loughran, Laala Jahanshahloo – CAO, Robert Griffiths – Development Officer, Trevor Lank, Katherine Lank, Ruth Delong – Trail Community relation Coordinator, Peter Bevan-Baker – MLA PEI, Tim Hamming, Susan Williams, Alex Stewart		

- **Meeting Purpose**

Public Meeting pursuant of Resolution #2021-69 to consider a rezoning application of a portion of PID 1129816 located in Strathgartney owned by Trevor and Katherine Lank.

- **Call to order**

Mayor Helen Smith-MacPhail called the Meeting to order at 5:05 pm.

- **Declarations of Conflict of Interest**

No conflict of interest was declared.

- **Mayor**

- ➔ Helen Smith-MacPhail welcomed everyone, and Introduced of Mayor, Council and Planning Board Committee members present, Applicants, CAO and Development Officer.

- ➔ She reminded the attendees:

- To sign the roster so that we can record attendance.
- Public Health/Chief Public Health Officer's protocols for Covid 19 precautions.
- CAO will take minutes of the Meeting.

→ Mayor asked for declarations of Conflict of Interest for any Council in attendance - no conflict of interest was declared.

● **Chair of Planning Board Committee**

→ Councillor Sharon Slauenwhite outline the agenda provided a brief description of the application.

→ She advised those in attendance:

- This Public Meeting will provide the public with information on the proposed Zoning Bylaw Amendment and allow them an opportunity to comment.
- Anyone can comment or submit written comments for Council's consideration. The Planning Board and Council will not consider an amending By-law at the same Meeting as the public Meeting.
- A staff report prepared by the municipality's Development Officer and recommendation is provided to Council subsequent to the Public Meeting. Upon consideration of the application and report, Council can approve the application and pass an amendment to the Zoning Bylaw or deny the application.
- Council and Planning Board members will not discuss the application outside an official council or planning board committee meeting, they will not prejudge the application, and they will endeavour to make the best decision based on the information available, which will include the staff report, relevant information presented at this Meeting, and public comment.
- This is a very early stage for the proposed development that could proceed if the rezoning is approved. While the applicants should provide general outlines, they may not yet have definitive answers for some questions because the proposal may have to be reviewed by provincial government departments that will make their own recommendations and comments.
- The Municipality's Development Officer is in attendance this evening and is prepared to provide technical information related to New Haven Riverdale's Official Plan and Bylaws.
- After the applicant's presentation, the public can comment and ask questions to the applicants. Anyone who addresses the group will first be asked to identify themselves and where they are from (for the minutes). If there are any technical questions about the NHR bylaws, those will be referred to the Development Officer.

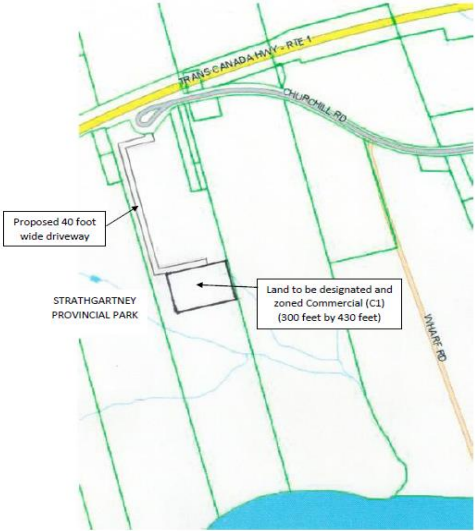
- **Applicants**

→ Trevor and Katherine Lank presented their development proposal:

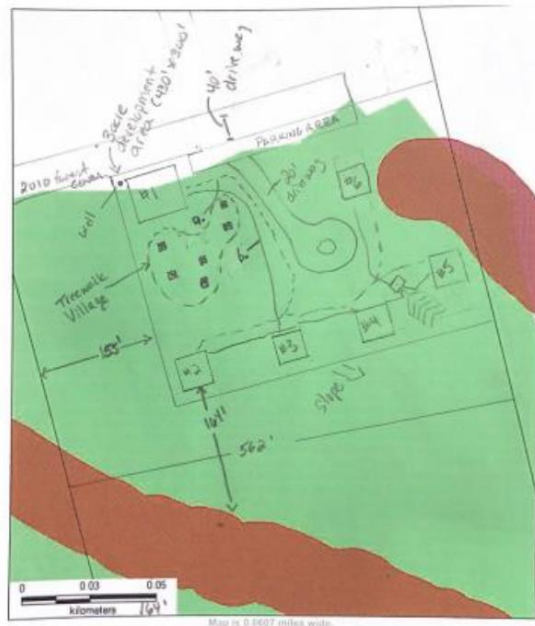
- Purchased property at 945 Churchill road with intent to develop a Rural Experiential Tourism Attraction.



- In the development of this property, maintain the rural and natural state for most of the property while providing opportunities for others to experience nature.
- Rezone a portion (3 acres or 7.2%) of the property to be used for this purpose. It will be mostly onsen, located within a wooded area, and at the end of a Cul de Sac, and connected to Churchill road by a small road/ lane.



- The layout of the proposed uses on the 3 acres will consist of tourist accommodation in the form of 5 geodesic domes and a TreeWalk Village consisting of six tree houses (8 ft. x 8 ft.) connected as a playground. The TreeWalk village will involve the construction of rope bridges, slides, and treehouses which will be constructed in existing trees with some additional poles being inserted as required by the project design team. The treehouses are to be professionally engineered and designed by Trekking Group. The TreeWalk Village will be used by those staying in the domes and day visitors.



- The 5 Geodesic domes will be erected on 40 ft. x 40 ft. platforms are structures #2 to #6. The domes are 26 feet in diameter and containing one bedroom, one bath and a kitchen. There is also a 30 ft. x 60 ft. building (Structure #1) containing an office, café, storage and washrooms. The Geodesic domes and building will all be connected to a septic system and a piped water system utilizing a well. These domes are isolated and can be used all year long.
- Passive walking trails will also be incorporated into the development and will primarily be using the forested area south of the 3 acres. No structures or buildings are proposed for the trails.
- The proposal will follow all environmental planning and development regulations.

- **Questions from the Attendees**

- ➔ The audience asked questions about the Café and its scope of service, public access, design of the doms, streams and connectivity, the possible date of starting the construction, passive trail, mountain bikes trail, and TreeWlak Village.
- ➔ The attendees received satisfactory responses as the applicants answered the questions, clarified the project's scope and attributes, and provided more detail.

- **Public Feedback**

- ➔ No negative feedback was received from the public who attended the Meeting. Also, the CAO did not receive any written comment via mail or email by the deadline of Noon on June 27, 2021.

- **Adjournment**

- ➔ The Meeting adjourned at 6:00 pm.

HELEN SMITH-MACPHAIL _____ SHARON SLAUENWHITE _____
MAYOR CHAIR OF PLANNING BOARD COMMITTEE
LAALA JAHANSHAHLOO _____
CHIEF ADMINISTRATIVE OFFICER