

RURAL MUNICIPALITY OF WEST RIVER  
RESOLUTIONS

DATE November 18, 2021

MOTION #2021 -127

MOTION CARRIED \_\_\_\_\_

MOTION LOST \_\_\_\_\_

Moved by Councillor \_\_\_\_\_ John Yeo

Seconded by Councillor \_\_\_\_\_ Sharon Slauenwhite

WHEREAS

Following Motion #2021-91, Council deemed the “Geodesic Domes” to be a Tourist Establishment (Section 8.2 (vi)) under Section 8.2(xii) of the Z&SC Bylaw and is compatible with the surrounding uses in the zone on August 9, 2021, and

WHEREAS

The Council for the Rural Municipality on September 9, 2021, approved New Haven-Riverdale Zoning & Subdivision Control (Development) Bylaw Amendment 2021-16 and New Haven-Riverdale Official Plan Amendment 2021-17 to redesignate and rezone, and a 3-acre portion of PID No.1129816 to Commercial (C1) excluding it from the previous designation of Agriculture (A1), and

WHEREAS

The Minister of Agriculture and Land approved both amendments 2021-16 and 2021-17 on October 25, 2021,

## BE IT RESOLVED

The Council for the Rural Municipality of West River approves the Development Permit for the above-noted land (the 3-acre portion of PID No.1129816) and authorized the development officer to issue the permit subject to the following conditions:

- A sewage disposal system is required prior to the Province issuing a Building Permit. The approval needs to be obtained prior to the Development Permit being issued;
- Entrance off of Churchill Road. It is the understanding of the Development Officer that a commercial entrance permit cannot be obtained until the land is appropriately zoned. The existing entrance will have to be reclassified as a commercial entrance prior to the issuance of the Development Permit;
- A 30 ft. x 60 ft. building (Structure #1 as shown on Schedule “A”) containing an office, café, storage and washrooms;
- 5 Geodesic domes (as shown as structures 2 through 6 on Schedule “B”) as single unit tourist accommodation containing one bedroom, one bath and a kitchen on 40 ft. by 40 ft. platforms;
- A Tree-Walk Village consisting of six treehouses (8 ft. x 8 ft.) that are connected as a playground, the Tree-Walk 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;
- All buildings and structures shall be located as shown on Schedule “A” and no closer than 20 feet to a property boundary;
- Parking shall be provided in the area shown on Schedule “A”;
- The driveway within the commercial area shall be a minimum of 20 feet in width and located as shown on Schedule “A”;

- That the recommendations from the Fire Marshall as contained in Schedule “B” be adhered to; and,
- This Permit is issued subject to obtaining a Building Permit from the Province for each building (office and Geodesic domes on platforms).

I certify that this is a true copy of the resolution.

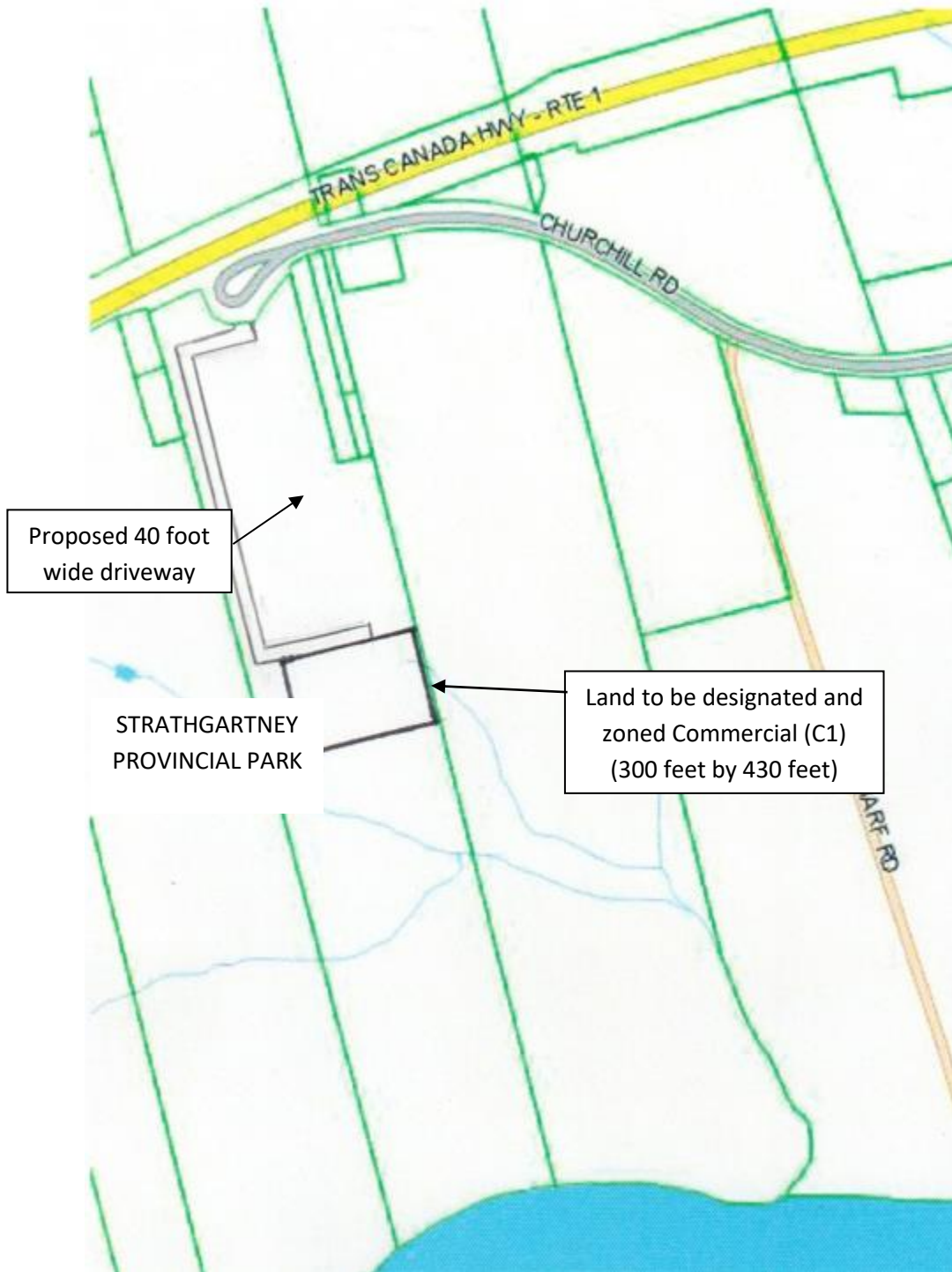
Helen Smith-MacPhail \_\_\_\_\_

Laala Jahanshahloo \_\_\_\_\_

Mayor

Chief Administrative Officer

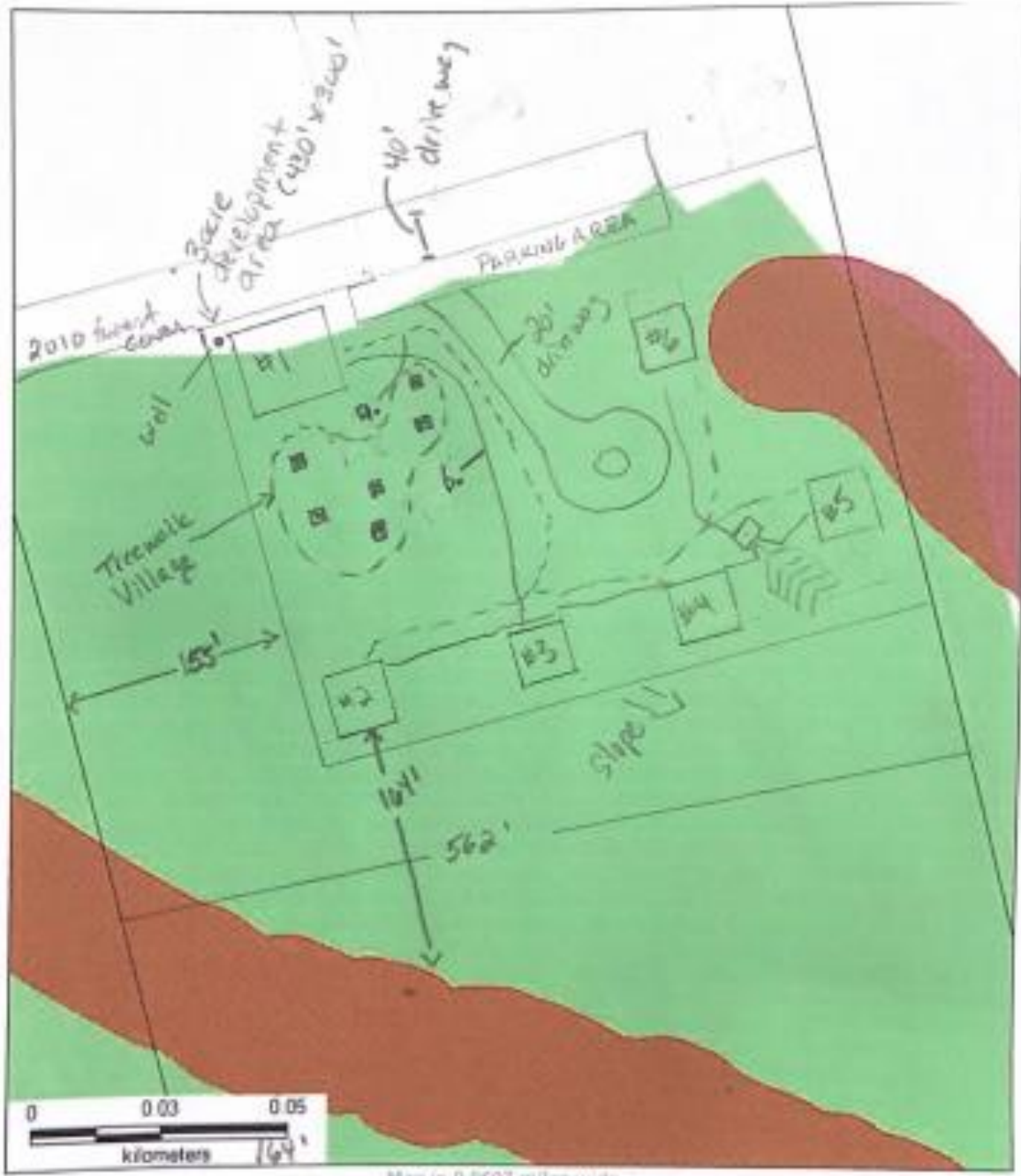
SCHEDULE A TO MOTION 2021-127



SCHEDULE A TO MOTION 2021-127 (CONTINUED)



SCHEDULE A TO MOTION 2021-127 (CONTINUED)



Map is 0.0607 miles wide.

Produced by the Prince Edward Island Department of Agriculture & Forestry. This map is a graphic representation and is not intended to be used for legal description or to calculate exact dimensions.

SCHEDULE B TO MOTION 2021-127



Office of Public Safety

Tel: 902 368-4869  
Fax: 902 368-5526

Department of Justice  
and Public Safety

Provincial Fire Marshal  
PO Box 2000  
Charlottetown  
Prince Edward Island  
Canada C1A 7N8



March 17, 2021

Trevor & Kathy Lank  
108 Charles Lane, New Haven, PE  
C0A 1H3

Re: Domes, PID: 219339-000

Trevor and Kathy,

Your development proposal that has been submitted has been reviewed using NFPA 101 Life Safety Code, 2018 Edition and has been classified under "one and two family dwelling" as outlined in chapter 23 of the code.

Approval in principle is hereby granted under the following conditions.

- 1) In dwellings or dwelling units of two rooms or more, every sleeping room and every living area shall have not less than one primary means of escape and one secondary means of escape, in accordance with section 24.2.2.1.1, and shall be arranged in accordance with section 24.2.3.
- 2) The primary means of escape shall be a door, stairway, or ramp providing a means of unobstructed travel to the outside of the dwelling unit at street or ground level, in accordance with section 24.2.2.2.
- 3) The secondary means of escape (only if the dome has a bedroom with no direct egress to the outside) shall be one of the means specified in 24.2.2.3 (A) through 24.2.2.3 (C) in accordance with section 24.2.2.3. All bedrooms shall have a secondary means of escape, by way of **an outside window or door operable from the inside without the use of tools, keys, or special effort and shall provide a clear unobstructed opening of not less than 0.53 m<sup>2</sup> (5.7 ft<sup>2</sup>). The width shall be not less than 510 mm (20 in.), and the height shall be not less than 610 mm (24 in.). The bottom of the opening shall be not more than 1120 mm (44 in.) above the floor.**

Such means of escape shall be acceptable where:

- The window is within 6100 mm (240 in.) of grade
- The window is accessible to rescuers and rescue apparatus
- The window or door opens onto an exterior balcony



SCHEDULE B TO MOTION 2021-127 (CONTINUED)

- Windows having a sill height below or adjacent to grade shall be provided with a window well meeting the following criteria:
  - a) The window well shall have horizontal dimensions that allow the window to open fully.
  - b) The window well shall have an accessible net clear opening of not less than 0.82 m<sup>2</sup> (9 ft<sup>2</sup>) with a length and width of not less than 915 mm (36 in.).
  - c) A window well with a vertical depth of more than 1120 mm (44 in.) shall be equipped with an approved permanently affixed ladder or with steps meeting the following criteria:
    - i. The ladder or steps shall not encroach more than 150 mm (6 in.) into the required dimensions of the window well.
    - ii. The ladder or steps shall not be obstructed by the window.
- 4) Any required path of travel in a means of escape from any room to the outside shall not pass through another room or apartment not under the immediate control of the occupant of the first room or through a bathroom or other space subject to locking, in accordance with section 24.2.3.
- 5) Doors in any means of escape shall have a clear opening of at least 28 inches in width and 78 inches in height, in accordance with section 24.2.4.
- 6) All means of egress components (including but not limited to corridors, stairways and ramps) should be illuminated in accordance with section 7.8.
- 7) Stairs, ramps, guards, and handrails shall be in accordance with section 24.2.5.
- 8) Hallways (if any) shall be a minimum of 910 mm (36 in.) in width and 2135 mm (84 in.) in height, in accordance with section 24.2.6.
- 9) Interior wall and ceiling finish materials shall comply with section 10.2 and shall be Class A, Class B or Class C, in accordance with section 24.3.3.2.
- 10) Smoke alarms or a smoke detection system shall be provided and installed in accordance with section 24.3.4. In accordance with section 9.6.2.10, smoke alarms shall be installed in all sleeping rooms. Carbon monoxide alarms shall be required in dwelling units in accordance with section 24.3.4.2.
- 11) Electrical wiring and equipment used should conform to the current edition of the Canadian Electrical Code.
- 12) Heating, Ventilating, and Air-Conditioning, if any, shall conform to the current standards in accordance with section 24.5.1.
- 13) Any hazardous areas (mechanical / electrical rooms) should be separated from the remainder of the building by fire barriers (walls and ceiling) having a fire resistance rating of at least 1 hour with a 3/4 hour fire protection rated door, frame and hardware, equipped with a self closure. Penetrations in these barriers should be fire-stopped to



SCHEDULE B TO MOTION 2021-127 (CONTINUED)

maintain the integrity of the separation required.

- 14) Fire extinguishers should be installed within the occupancy and shall be maintained in accordance with NFPA 10.

*The following comments by the Provincial Fire Marshal's Office in respect to this development application are provided within the scope of the Fire Prevention Act and the documents adopted under the Codes and Standards Regulations of that Act. The Provincial Fire Marshal's Office does not enforce the Architects Act or the Engineering Profession Act. If this application or portions thereof fall within the scope of these two Act's, the applicant should seek direction from those professional bodies.*

Yours in Fire Safety

A handwritten signature in blue ink, appearing to read "Dave Rossiter". The signature is fluid and cursive, with a large initial "D" and "R".

Dave Rossiter GFireE, ECFO, CFEI  
Provincial Fire Marshal