
Rural Municipality of West River Planning Board Committee

Meeting No	13	Chair	Sharon Slauenwhite
Meeting Date	Tuesday, February 15, 2022	Phone	902-675-7000
Start Time	7:00 PM	E-mail	admin@westriverpe.ca
Location	Online (via Zoom)	Session	Public
Present	Mayor Helen Smith-MacPhail, Councillor Sharon Slauenwhite, Deputy Mayor Robert Clow, Councillor John Yeo		
Also	Laala Jahanshahloo – CAO, Samantha Murphy, Mitch Underhay and Tracey Wade from SJ Murphy Planning & Consulting, Robert Griffiths - Development Officer		
Regrets	Nil		

● **Call to order**

Chair Sharon Slauenwhite called the meeting to order at 7:05 pm.

● **Approval of Agenda**

It was moved by Councillor John Yeo and seconded by Deputy Mayor Robert Clow; the agenda be approved as circulated.

Motion Carried

● **Declarations of Conflict of Interest**

No conflict of interest was declared.

- **Business Arising from Minutes**

- ➔ The Chair informed the applicant of the PID 1093624 subdivision regarding the change of use process.

- **PLB13.1**

- ➔ Samantha Murphy, Mitch Underhay and Tracey Wade joined the meeting at 7:10 pm.

- ➔ The Committee and Consultant reviewed and summarized the three workshops held in January and February.

- ➔ The consultant presented the drafts of the Official Plan, Land Use Bylaw, Goals and Objectives, Permitted Uses by Zone and Future Land Use Map. Committee reviewed and finalized the drafts for the Council's special closed meeting on February 22, 2022.

- ➔ Samantha Murphy, Mitch Underhay and Tracey Wade left the meeting at 8:35 pm.

- ➔ The Committee reviewed the project estimate for the COVID add-on and recommended that the Council accepts the proposed Covid Add-On and includes it in the original Official Plan & Bylaw contract.

- **PLB13.2**

- ➔ Robert Griffiths joined the meeting at 8:40 pm.

- ➔ The Committee reviewed the Development Officer report for PID#1093624 subdivision application and recommended that Council approve the subdivision.

- The Chair will inform the applicant that the zoning of this property was also assessed as it could have implications on future development, depending on their intended future use of the lots. The property in question is not wholly zoned commercial but rather a commercial, agricultural, and hazard mix. Under the current New Haven, Riverdale Official Plan, any change of use for PID 1092642 shall require Development Bylaw and Official Plan amendments.

- ➔ The Committee reviewed the Development Officer report for PID#227314 subdivision application. It was determined that a lot had already been taken off the property since July 9, 1994. Based on the Cornwall Special Planning Area Regulations, the Committee recommended that the Council denies the subdivision since no additional lots may be permitted.

→ Development Officer will circulate a copy of his reports and applications for PID 790626 and PID 437384 for the Committee to review at the next meeting.

→ Robert Griffiths left the meeting at 9:10 pm.

● **PLB13.3**

→ The Committee reviewed the summary of the development permit decisions issued during 2020 and 2021.

● **Adjournment**

→ The meeting adjourned at 9:15 pm.

→ The next meeting will be on March 14, 2022.

SHARON SLAUENWHITE _____

CHAIR