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## Rural Municipality of West River Planning Board Committee

<b>Meeting No</b>	17	<b>Chair</b>	Sharon Slauenwhite
<b>Meeting Date</b>	Monday, June 13, 2022	<b>Phone</b>	902-675-7000
<b>Start Time</b>	7:00 PM	<b>E-mail</b>	admin@westriverpe.ca
<b>Location</b>	Afton Community Center	<b>Session</b>	Public
<b>Present</b>	Mayor Helen Smith-MacPhail, Deputy Mayor Robert Clow, Councillor Sharon Slauenwhite, Councillor John Yeo		
<b>Also</b>	Laala Jahanshahloo – CAO, Robert Griffiths - Development Officer		
<b>Regrets</b>	Nil		

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● **Call to order**

Chair Sharon Slauenwhite called the meeting to order at 7:00 pm.

● **Approval of Agenda**

Deputy Mayor Robert Clow added the following topic was added to the circulated agenda:

- Planning Staff Office Base

It was moved by Councillor John Yeo and seconded by Deputy Mayor Robert Clow; the agenda be approved as circulated, including any items added to the agenda.

**Motion Carried**

● **Declarations of Conflict of Interest**

Councillor Sharon Slauenwhite recused herself from part of item PLB17.1 related to PID#219055 and item PLB17.2 citing conflict of interest.

- **Approval of Minutes**

It was moved by Councillor Sharon Slauenwhite and seconded by Councillor John Yeo; the minutes of May 9, 2021, Planning Committee meeting was approved as circulated.

**Motion Carried**

- **Business Arising from Minutes**

→ Nil.

- **PLB17.1**

→ Robert Griffiths, PID#227314 and PID#219055 owners joined the meeting at 7:00 pm.

→ Following Motion#2022-23, the landowner filed an appeal to IRAC (Docket No#LA22-05) as they want to subdivide two lots off this PID for their two children. The Committee reviewed the development officer's memo prepared in response to this appeal and explained the options for moving forward with this request:

- Wait for the new OP&LUB to be in place and resubmit their application;
  - The Chair will contact the SJM consultant to ensure that under the new OP&LUB, both children can get a lot for this parcel.
- Request amending section (4.11) of the NHR Official Plan;
- Apply for a development permit without subdividing the existing parcel.
  - The applicant will send a sketch showing the proposed lots, the entrance, and the location of that dwelling to be reviewed by the Development Officer.

→ PID#227314 owners left the meeting at 7:25 pm.

→ The Committee reviewed the Development Officer's report for PID#768770 subdivision application and recommended that Council approve it.

→ The Committee reviewed the Development Officer's report for the PID#227348 subdivision application. The proposed development is not compatible with the surrounding uses and does not comply with the official plan and certain parts of Section (16.3) of the NH-R Zoning & Subdivision Control (Development) Bylaw and recommended that Council denies it.

→ The Committee reviewed the PID#227165 situation as their application for subdividing two lots from this parcel in April 2019 was denied by the former Council of NHR due to insufficient road frontage for legal driveway access and if it can get approval now.

- The CAO was directed to inform them the existing NHR Z&SCB has not been changed since the last time you applied in 2019, and the proposed OP&LUB has not been approved yet.

→ Councillor Sharon Slauenwhite left the meeting at 7:55 pm.

→ The Committee reviewed the development officer's report for PID#219055 subdivision request. The landowner decided to defer this request until the new OP&LUB is in place.

● **PLB17.2**

→ Department of Environment requested the Municipality review the two new excavation pits request for PID#219055 and PID#522375 under the NHR's Z&SC Bylaw before reviewing their licensing applications.

→ The Committee explained to the landowner the Municipality must issue a development permit, according to section (4.1) of NHR's Z&SC Bylaw, to establish or operate an excavation pit.

→ PID#227314 owners left the meeting at 8:10 pm.

● **PLB17.3**

→ Councillor Sharon Slauenwhite left the meeting at 8:12 pm.

→ The Committee reviewed the changes to the proposed second draft of OP&LUB based on the feedback and public input received after the April 26 open house and directed the CAO to publish it on the Municipality's website.

- **PLB17.4**

- ➔ The Committee reviewed the St. Catherines's WI question about requirements to install a wheelchair-accessible 'outhouse' at the St. Catherines School. The CAO directed to inform them that NHR Z&SCB does not mention any specific requirements except compliance with other agencies' criteria. St. Catherines's WI needs to contact the Department of Environment to meet its standards before applying for a development permit.
- ➔ Robert Griffiths left the meeting at 8:45 pm.

- **PLB17.5**

- ➔ The Committee reviewed the summary of the development permits issued from the beginning of 2022.

- **PLB17.6**

- ➔ The Committee reviewed the received request from one of the residents of Cottage Road, Canoe Cove, to install 'portable speed bumps' due to numerous complaints about excess speeding.
- ➔ The CAO was directed to inform the requester that Cottage Road (Canoe Cove) falls under Provincial jurisdiction and that RMWR has no authority to install portable speed bumps. Meanwhile, the Municipality is looking for more practical ways to inform drivers to stay within the speed limit and ensure pedestrian safety.

- **PLB17.7**

- ➔ As the Municipality is anticipating that when administrating the Official Plan, we will need space in the Afton community Center for extra staff that will be hired. The Committee directed the CAO to refer this item to Properties Committee for future discussion.

- **Adjournment**

- ➔ The meeting adjourned at 9:00 pm.

- ➔ The next meeting will be on July 11, 2022.

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SHARON SLAUENWHITE \_\_\_\_\_

CHAIR