
Rural Municipality of West River Planning Board Committee

Meeting No	18	Chair	Sharon Slauenwhite
Meeting Date	Monday, July 11, 2022	Phone	902-675-7000
Start Time	7:00 PM	E-mail	admin@westriverpe.ca
Location	Afton Community Center	Session	Public
Present	Mayor Helen Smith-MacPhail, Deputy Mayor Robert Clow, Councillor Sharon Slauenwhite, Councillor John Yeo		
Also	Laala Jahanshahloo – CAO, Robert Griffiths - Development Officer		
Regrets	Nil		

- **Call to order**

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

- **Approval of Agenda**

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

Motion Carried

- **Declarations of Conflict of Interest**

Councillor Sharon Slauenwhite recused herself from part of item PLB18.2 related to PID#219055 and PID#522375, citing a conflict of interest.

- **Approval of Minutes**

It was moved by Deputy Mayor Robert Clow and seconded by Councillor John Yeo; the minutes of June 13, 2021, Planning Committee meeting was approved as circulated.

Motion Carried

- **Business Arising from Minutes**

→ Nil.

- **PLB18.1**

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

→ Following PLB17.1, the Planning Board Chair requested a review from Samantha Murphy to provide her options for the following scenario:

- If the new OP & LUB are approved this fall, PID#227314 owner would be applying for subdivision, but in the interim, wish to place a residence (mini home possibly) on the property for a family member with the expectation of a survey would be done in the fall to sever that parcel with the new home on it, as well as a second lot for another family member. The property owners have proactively had a perk test was done (Cat I), and DTI has inspected the driveway access area and has no concerns.

→ Samantha Murphy provided a preliminary assessment and subdivision review and recommendation agreeing with the Development Officer's opinion stating:

- There is some additional information that would be required, but I suspect none of that would be insurmountable. I believe the NHR hazard zone includes a slope, but we did not include that in our proposed zones. The current, on-the-ground boundaries of the wetland and watercourse should be delineated in the subdivision plan. There may be value in checking with Environment to see if they have any concerns about slope or siltation during construction.

→ Development Officer provided a proposed subdivision showing possible entrances to pursue the suggested mediation by IRAC. The owner accepted this solution for case#LA22-05 in front of IRAC and will contact them to close it.

- The PID#227314 owners will apply for a development permit and be reminded to select the building location according to the requirements of proposed entrances to avoid any difficulty for future subdivisions.
- PID#227314 owners left the meeting at 7:15 pm.

- **PLB18.2**

- Councillor Sharon Slauenwhite left the meeting at 7:15 pm.
- The Committee reviewed the Development Officer's report and recommended that Council authorizes the Development Officer to issue development permits for excavation pits for PID#219055 as an expansion of a nonconforming use subject to the following provincial legislation and regulations, namely the Environmental Protection Act and Excavation Pits Regulations. Also, the owner(s)/operator(s) must comply with the requirements for the operation of an excavation pit under the Department of Environment, Energy and Climate Action regulations.
- The Committee reviewed the Development Officer's report and recommended that Council authorizes the Development Officer to issue development permits for excavation pits for PID#522375 as an expansion of a nonconforming use subject to the following provincial legislation and regulations, namely the Environmental Protection Act and Excavation Pits. Also, the owner(s)/operator(s) must comply with the requirements for the operation of an excavation pit under the Department of Environment, Energy and Climate Action regulations.
- Councillor Sharon Slauenwhite joined the meeting at 7:30 pm.
- The Committee reviewed the Development Officer's report and recommended that Council authorizes the Development Officer to issue development permits for excavation pits for PID#227744 as an expansion of a nonconforming use subject to the following provincial legislation and regulations, namely the Environmental Protection Act and Excavation Pits Regulations. Also, the owner(s)/operator(s) must comply with the requirements for the operation of an excavation pit under the Department of Environment, Energy and Climate Action regulations.
- The Committee reviewed the Development Officer's report and recommended that Council authorizes the Development Officer to issue development permits for excavation pits for

PID#721621 as an expansion of a nonconforming use subject to the following provincial legislation and regulations, namely the Environmental Protection Act and Excavation Pits Regulations. Also, the owner(s)/operator(s) must comply with the requirements for the operation of an excavation pit under the Department of Environment, Energy and Climate Action regulations.

→ Robert Griffiths and Mayor Helen Smith-MacPhail left the meeting at 8:00 pm.

● **PLB18.3**

→ The Committee reviewed and revised the draft schedule of fees prepared by SJM as part of the Land Use Bylaw presented at the statutory public meeting.

● **PLB18.4**

→ The Committee directed the CAO to contact the SJM to follow up on the OP&LUP legal review status before setting a date for the statutory public meeting.

● **PLB18.5**

→ EC2022-222 came into force on April 9, 2022.

→ On May 31, 2022, the Minister and Deputy Minister of the Department of Fisheries & Communities Director of Municipal Affairs met with RMWR's Mayor, Deputy Mayor, Chair of Planning Board and CAO. RMWR expressed concerns regarding section (63) Special Planning Area Regulations amendment.

→ EC2022-451 was amended on June 1, 2022.

→ On June 9, 2022, Mayor wrote a letter to the Minister of Fisheries & Communities and the Minister of Agriculture & Land (PLB16.7, WRC#26, and WRC#27).

→ On June 20, 2022, the Manager of Municipal Affairs informed RMWR that they would respond to the Mayor's June 9, 2022 letter, and the department believes the impact of these changes on municipalities to be minimal.

→ RMWR was informed neither in the meeting of May 31 nor in the email of June 20 regarding the upcoming changes to SPA.

→ Planning Board requests that Council consider sending a letter to the Minister of Fisheries & Communities and the Minister of Agriculture & Land and CC the PEIFM following up on the lack of communication.

● **PLB18.6**

→ The Committee reviewed the concern about the boat launching at the end of Westville Rd in New Dominion. RMWR recognizes the concern, although this issue must be referred to the proper authorities:

- The shorelines fall under the Federal jurisdiction
- The public roads fall under the Provincial jurisdiction

→ The Chair will discuss this issue at the next Council meeting to seek their advice.

● **PLB18.7**

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

● **PLB18.8**

→ The Committee reviewed the request from Bonshaw residents to install the seasonal welcome sign over the Provincial blue signage (along TCH). It was deferred to September 12, 2022, meeting for further discussion.

● **PLB18.9**

→ The Committee reviewed the request of a Rice Point resident for providing "Slow Down" by the Municipality. CAO was directed to reply that RMWR does not provide signs. The residents can follow one of the following scenarios:

- Contact the Department of Transportation and Infrastructure for the "Public Roads" as they fall under the Provincial Jurisdiction.
- For the "Private Roads," several business owners like Provincial Realty provide them for free.

- **PLB18.10**

- ➔ CAO received the Development Officer, Robert Griffiths, retirement letter on July 11, 2022. Citing, he is winding down his consulting service, with West River being his sole client as of June 30, 2022. Also, he will not maintain his professional membership and errors and omissions insurance after December 31, 2022. He provided this notice at this time to allow for a replacement to be found.

- **Adjournment**

- ➔ The meeting adjourned at 9:30 pm.
- ➔ The next meeting will be on September 12, 2022.

SHARON SLAUENWHITE _____

CHAIR