
Rural Municipality of West River Planning Board Committee

Meeting No	19	Chair	Sharon Slauenwhite
Meeting Date	Monday, September 1, 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 – Kelly Taylor		
Regrets	Nil		

● **Call to order**

Chair Sharon Slauenwhite called the meeting to order at 6:55 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**

Nil.

- **Approval of Minutes**

It was moved by Deputy Mayor Robert Clow and seconded by Councillor John Yeo; the minutes of July 11, 2022, Planning Committee meeting was approved as circulated.

Motion Carried

- **Business Arising from Minutes**

→ Nil.

- **PLB19.1**

→ Robert Griffiths joined the meeting at 7:00 pm.

→ Pursuant to PLB18.1, The PID #227314 owner accepted this solution for case#LA22-05 in front of IRAC and will contact them to close the case and apply for a development permit and be reminded to select the building location according to the requirements of the proposed entrances to avoid any difficulty for future subdivisions.

→ On July 29, 2022, the owner contacted the CAO requesting the Council approve the original application with the new driveway approval.

→ The Committee and the Development Officer reviewed this request and re-examined the supporting documents for item PLB13.2, as there are no changes in the regulations and bylaws governing Motion#2022-23; there is no legal ground to modify the original decisions of March 10, 2022. The CAO was directed to inform the applicant accordingly.

- **PLB19.2**

→ RMWR received an email from the Department of Transportation and infrastructure regarding access to a proposed new, approximately 5-acre lot subdivided from PID 768770. While reviewing the proposed subdivision for an appropriate location for new access, the Traffic Operations Engineer ran into two issues:

- The first issue is obtaining 85m of safe stopping sight distance (SSSD) along Charles Lane for the proposed access near the eastern boundary of PID 768770.

- The second issue is that the proposed subdivision of PID 768770 should leave a 66-foot-wide ROW to access the remnant land in PID 768770 and continue to provide a right-of-way to the properties under PID 462796s with adequate SSSD.
- ➔ The Committee emphasized that RMWR wants to ensure any development within its boundary is upheld by PEI Department of Transportation and infrastructure standards. CAO was directed to respond to this inquiry after receiving the Development Officer report covering the regulations which fall under the NHR bylaws.
- ➔ Robert Griffiths left the meeting at 8:00 pm.

● **PLB19.3**

- ➔ According to Motion#2021-38, the Council approved the legal review of the documents of the Official Plan and Zoning Development Bylaw funded by the Transitional Funding Agreement. As the documents were not ready by the deadline of the TFA expenditure, it was requested that it be done through SJ Murphy Planning and Consulting by consulting with subject matter experts as deemed appropriate or required.
- ➔ The Committee reviewed the substance of the proposed "Drafting Review Add-on" to be included in the original OP&LUB contract and recommended it for Council approval, subject to receiving the Finance Committee's recommendation. The item was referred to Finance Committee to be reviewed budget-wise.

● **PLB19.4**

- ➔ The Committee attended a workshop on August 24, 2022, hosted by S.J. Murphy, the Consultant of OP&LUB. The workshop's sole purpose was to prepare for the Statutory Public Meeting.

➔ **MOTION#2022-1**

Moved by Councillor Sharon Slauenwhite

Seconded by Councillor John Yeo

WHEREAS

Pursuant to Planning Act RSPEI 1988, Cap. P-8, Section (11) Subsection (1), before recommending to the Council the adoption of an official plan or any review of an official plan,

the planning board shall give an opportunity to residents and other interested persons to make representations, and

WHEREAS

Pursuant to Planning Act RSPEI 1988, Cap. P-8, Section (11) Subsection (2) The board shall hold at least one public meeting, notice of which is published on at least two occasions in a newspaper circulating in the area indicating, in general terms, the content of the official plan or review of the official plan and the proposed implementing bylaws; the date, place and time of the meeting, which shall be held not less than seven clear days after the date of publication of the notice; the location at which copies of the proposed official plan or review of the official plan or proposed bylaws may be inspected during office hours; and that residents and other interested persons are invited to attend and make representations concerning the plan or review, and

WHEREAS

Pursuant to Planning Act RSPEI 1988, Cap. P-8, Section (18) Subsection (1), before making any bylaw the Council shall give an opportunity to residents and other interested persons to make representations; and at least seven clear days prior to the meeting, publish a notice in a newspaper circulating in the area indicating in general terms the nature of the proposed bylaw and the date, time and place of the council meeting at which it will be considered,

BE IT RESOLVED

The Planning Board Committee of the Rural Municipality of West River will hold a Statutory Public Meeting on September 15, 2022, at the Afton Community Centre in accordance with sections 11 and 18 of the Planning Act. This event will be advertised on September 3 and September 10, 2022, in the Guardian, as below:

Rural Municipality of West River

Plan West River

Statutory Public Meeting - Official Plan and Land Use Bylaw

Thursday, September 15, 2022, 7:00 pm, Afton Community Centre, 1552 Route 19

The Planning Board and Council for the Rural Municipality of West River invite residents and interested members of the public to attend the statutory public meeting to present Rural Municipality's proposed Official Plan and Land Use Bylaw. This Official Plan and Land Use Bylaw will establish the policies and standards that will regulate land use in the municipality. The meeting will include an opportunity for residents and interested members of the public to make representations. For more details on the process, please visit <https://planmwr.ca>.

The meeting will be held in-person but will also be streamed live on Facebook on the Plan West River page (facebook.com/planwestriver). Viewers do not need a Facebook account to follow along if they go directly to facebook.com/planwestriver.

Copies of the proposed Official Plan and Land Use Bylaw may be inspected at the municipal office at the Afton Community Centre, during office hours or online at <https://planmwr.ca> or <https://www.westriverpe.ca>. Anyone with questions or seeking more information can contact the municipality at admin@westriverpe.ca or by phone at 902-675-7000.

Following the public meeting, written comments will be accepted until 4:00 pm on September 23, 2022.

CARRIED 3-0

➔ The Committee decided to move the PLB#20 date to October 3, 2022, and requested the Council to hold a special- public meeting for the adaptation of the Official Plan and first reading of Land Use Bylaw#2022-04 on October 6, 2022.

● PLB19.5

- ➔ As RMWR is ready to move to the last stage of its OP&LUB public engagement, Chair Sharon Slauenwhite will write a letter to the Director of Agriculture and Land requesting a roadmap for the transition process according to EC2020-485 Section (13) Clause.
- ➔ Mayor will write a letter to the new Minister of Agriculture and Land to present a brief before RMWR sends the final package of OP&LUB on or about mid-October for final approval.

- **PLB19.6**

- ➔ On July 29, 2022, the Deputy Minister of Agriculture and Land responded to the Mayor's letter regarding the SPA Amendments on June 9, 2022.
- ➔ Following PLB18.5 will send the second letter as some unanswered questions remain.

- **PLB19.7**

- ➔ CAO briefed the Committee regarding the Black Creek Road in Nine Mile Creek situation and PID #1111137 subdivision preliminary approval by the Provincial Planning Division under file#56774. Early morning of August 15, Black Creek Road's residents encountered an excavator on the edge of their properties, ripping down the trees that border the road without any prior consultation or notice. They appealed the decision to the IRAC on August 18, 2022, IRAC.

- **PLB19.8**

- ➔ The Committee directed the CAO to start the hiring of a new Development Officer process by preparing a job description and required qualifications.

- **PLB19.9**

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

- **PLB19.10**

- ➔ The Central Coastal Tourism Partnership Executive Director reached out to CAO as RMWR is a part of their tourism region, looking for maintenance support as we have a "scenic lookout" in our area.
- ➔ The CAO will respond to this request and:
 - Explain that RMWR has no maintenance team to help CCTP but will provide the landscape company's contact information in charge of Afton Community Center.
 - Inform CCTP that the RMWR supports not-for-profit organizations that provide service to the community by awarding grants.

- **PLB19.11**

- ➔ The owner of PID 1092642 requested the existing designation of "Campground," which was approved by a previous New Haven-Riverdale Council, as a permitted use 211 Boyle Road property remains in place and that the designation is not removed from the property during the change-over to the new municipality (after amalgamation).
- ➔ The Committee reviewed the request, and it was deferred to the next meeting for further discussion and revisiting the correspondent according to motion#2022-24 on October 10, 2022.

- **PLB19.12**

- ➔ The Pollution Prevention and Compliance Supervisor of Environmental Land Management requested a copy of NHR planning and development bylaws; also a meeting with the CAO and Mayor to clarify the most efficient path forward for collaboratively registering and licensing the excavation pits. CAO was directed to provide the requested information and coordinate the meeting.

- **Adjournment**

- ➔ The meeting adjourned at 9:15 pm.
- ➔ The next meeting will be on October 3, 2022.

SHARON SLAUENWHITE _____

CHAIR