



Housing, Land
and Communities

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July 20, 2023

Laala Jahanshahloo, CAO
Rural Municipality of West River
1552-B Rte. 9
New Dominion, PE C0A 1H6

Dear Ms. Jahanshahloo:

RE: Rural Municipality of West River – New Official Plan and Land Use Bylaw
(Provincial: WR2022A; Municipality: Official Plan 2022 & 2022 Land Use Bylaw #2022-04)

I am pleased to advise that I have approved the new Rural Municipality of West River Official Plan and Land Use Bylaw.

Congratulations on the completion of your new Rural Municipality of West River Official Plan and Land Use Bylaw documents. The new Official Plan and Future Land Use Bylaw are now in effect and binding on all parties within the municipality.

Though I have approved both the Official Plan and Future Land Use Bylaw, these documents are considered living documents, meaning amendments to them are expected and encouraged. In particular, there are two items in the Land Use Bylaw that need further addressing;

1. Subsection 4.9 (2)(f) on page 18 – A development agreement cannot include language about what the Government of PEI will or will not do unless it is signed by the Province. This subsection must be amended in the future to remove reference to the Province of PEI.
2. Subsection 10.6 (6)(d) on page 43 – Is in relation to a waiver a developer would sign to absolve the municipality of the responsibilities of subsection 3.18 (1)(b) and subsection 12.3 (4)(c):
 - 3.18 (1)(b): No development permit shall be issued if the proposed development could create a hazard to the general public, including but not be limited to, hazards, injuries or damages arising from excessive slope, water drainage run-off, and flooding.

- 12.3 (4)(c): Planning Board and Council shall consider the following general criteria when reviewing applications for amendments to the Bylaw, as applicable: suitability of the site for the proposed development.

I understand the Rural Municipality of West River has concerns with removing the latter section. I encourage you to look for an alternative solution that best suits your needs and protects your and your Council's legal liability. Please include the Province's Land Division in these discussions, to help with the future land use bylaw amendments.

I look forward to hearing how discussions between the Province's Land Division and the Rural Municipality of West River continue, and to reviewing future amendments that further advance your land use management goals.

Please note that the effective date of the new Official Plan and new Future Land Use Bylaw is the date of my signature.

Yours truly,

A handwritten signature in blue ink, appearing to read "Rob Lantz", with a long horizontal flourish extending to the right.

Rob Lantz
Minister of Housing, Land and Communities

Encl.