



## Rural Municipality of West River Public Meeting (Rezoning PID 491324) Minutes

**Meeting No** 2023-02 **Time** 6:00 PM

**Session** Special - Public **Date** Tuesday, November 14, 2023

**Chair** Helen Smith-MacPhail - Mayor **Location** Afton Community Center

**Adoption status** Approved **Contact Person** Laala Jahanshahloo - CAO

**Attendance** Mayor Helen Smith-MacPhail, Deputy Mayor Shaun MacArthur, Councillor John Yeo, Councillor Ryan Roggeveen, Councillor Lillian MacCannell, Councillor Steve Pollard, Laala Jahanshahloo – CAO, Satiya Sen - Special Advisor, Samantha Murphy – SJ Murphy Consulting, Mirko Terrazzas – Development Officer, Susan Morse – Administrative Assistant, Tim Hamel – Applicant

### ▪ **Call to Order**

Mayor Helen Smith-MacPhail called the meeting to order at 6:00 PM.

Mayor Helen Smith-MacPhail gave a land acknowledgement, welcomed everyone, and introduced Council and Planning Board Committee members present, Applicants, CAO, Development Officer, Consultant, and Special Advisor.

She reminded the attendees:

- To sign the roster so that we can record attendance.
- CAO will take minutes of the Meeting.
- That the meeting would be conducted in a mannerly order.
- That written feedback will be accepted until November 21, 2023, at 6 PM.

### ▪ **Adoption & Approval of Agenda**

The agenda was approved as circulated. It was moved by Councillor Shaun MacArthur, seconded by Councillor John Yeo, and unanimously carried.

### ▪ **Declarations of Conflict of Interest**

Nil

- **Meeting Purpose**

Public Meeting pursuant to Resolution #2021-69 to consider a rezoning application for PID 491324 located at the corner of Route 19 & Route 19A from Rural Area to Rural Residential.

- **Public Notice**

Public Notice was published in "The Guardian" on November 4, 2023.

A letter was sent to all landowners within 153 m. (502 ft.) of all boundaries of the PID 491324.

A sign was placed on PID 491324 on November 7, 2023, directing people to contact the municipality for specific details.

- **Development Officer Presentation**

The Municipality's Development Officer presented technical information related to the rezoning application for PID 491324 (Appendix 2.1, attached hereto, forming a part of this resolution).

- **Applicant Presentation**

Tim Hamel presented a development proposal on behalf of Arsenault Bros. Construction (Appendix 2.2, attached hereto, forming a part of this resolution).

- **Public Input**

Eighty-four people attended the meeting. The audience asked questions and gave feedback concerning

- utilities for the property
- the environmental impact of existing utilities & water table
- light pollution from parking lot lights
- significant increase in traffic
- lack of amenities in the area for the large influx of population that 72 units would create
- the land is marshy

- lengthy development timeline
- noise from construction
- noise and traffic related to construction materials being brought in due to these, accordingly
- site suitability, including perc tests
- increased traffic
- the community is growing, and affordable housing is a need
- development should aim to be affordable
- rezoning would set a precedent
- property tax rates
- development should promote rural landscapes
- development should be in line with our Official Plan and LUB
- a rural area is not the right place for development like this

▪ **Public Input**

Mayor Smith MacPhail thanked the audience for their attendance and input. She reminded attendees that written Public Feedback is welcome until November 21 at 4 PM.

Mr. Hamel thanked the audience.

▪ **Adjournment**

The Meeting Adjourned at 7:30 PM.

Helen Smith-MacPhail

Laala Jahanshahloo

Mayor \_\_\_\_\_

Chief Administrative Officer \_\_\_\_\_



## Rural Municipality of West River Public Meeting Rezoning Proposal PID #491324

November 14<sup>th</sup>, 2023 6pm

### Meeting Agenda

Development officer will make a presentation on the proposed development.

You are more than welcome to make verbal comments upon completion of the presentation.

The Planning Board / Council will review your comments and all written comments by nearby landowners prior to final decision.

### Process of Meeting

Planning Board recommended holding this public meeting.

Approx 42 letters to surrounding landowners/ residents within 153m (502 ft) of the boundary of the subject property to provide comments regarding the rezoning application

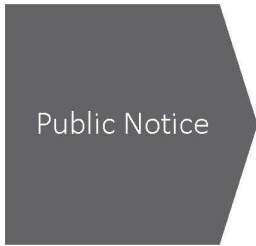
## Appendix 2.1 (Continued)

### Process of Meeting

Ads in the paper. One ad 7 clear days (Nov 01) before the public meeting date.

Hold public meeting. Nov 14th, 2023

Planning Board reviews information and comments and decides on recommendation to Council.



#### Rural Municipality of West River - Public Notice Zoning Amendment/Official Plan Amendment/Site-Specific Amendment

Public notice is hereby given that the Rural Municipality of West River will conduct a public meeting on November 14<sup>th</sup> at 6 p.m. at the Afton Community Centre located at 1552 Rte. 19, New Dominion, to consider the following:  
To allow residents and other interested persons an opportunity to make representation concerning amendments to the Rural Municipality of West River Official Plan 2022 and Land Use Bylaw 2022-04.

The proposed amendments to the Official Plan and Land Use Bylaw would be to rezone a portion of PID #491324 from a Rural Area (RA) to a Rural Residential (RR) zone to subdivide the parcel into two residential lots and build a total of six, 12-unit apartment buildings, located at Long Creek Rd - Rte. 19 A, New Dominion.



The meeting is open to the public, and all interested parties are encouraged to attend. Public comments and feedback about the proposal will be accepted until November 21<sup>st</sup> at 6 p.m.

For more information on this proposal or to provide comments, please visit <https://www.westriverpe.ca> or contact the municipality office by phone at 902-675-7000 or by email at [rmwr@westriverpe.ca](mailto:rmwr@westriverpe.ca).



### Letter to Neighbors 153 m. (502 ft.)

Rural Municipality of  
WEST RIVER

November 1<sup>st</sup>, 2023

**Public Notice**

RE: Application for rezoning PID #491324 from Rural Area (RA) to Rural Residential (RR) zone to subdivide the parcel into two residential lots and build a total of six, 12-unit apartment buildings

File Number WR-0023

Dear Landowner,

As a property owner within 153 meters rezoning of the above-noted application, this notice has been sent to you for any comments you would like to offer.

The council will be holding a public meeting at Afton Community Centre (1552 Rte. 19, New Dominion, PE C0A 1B6) on November 14<sup>th</sup> at 6 pm to seek public feedback on the above-noted application.

You can provide comments by sending them in writing by mail or email to my attention on or before November 21<sup>st</sup> at 6 pm. All written comments must be signed or display the author's name, civic address, and phone number. Once received, they are considered public documents and may be posted on our website as part of the staff report. You may also participate in person and present your comments to the Council at the noted date and time.

A staff report detailing the specifics of the request may be viewed at Afton Community Centre one week prior to the meeting or at <https://www.westriverpe.ca>. Any changes to public participation prior to the meeting will be posted on our website.

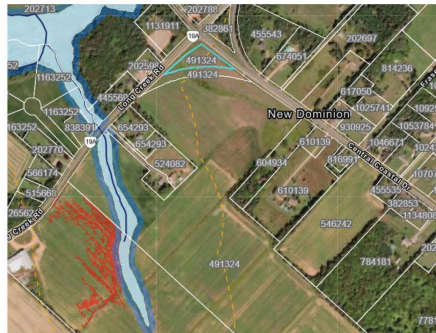
If you require further information or would like to discuss this matter further, please do not hesitate to contact the municipality office by phone at 902-675-7000 or by email at [rmwr@westriverpe.ca](mailto:rmwr@westriverpe.ca).

Sincerely,  
*Linda Johnson*  
Chief Administrative Officer  
Rural Municipality of West River

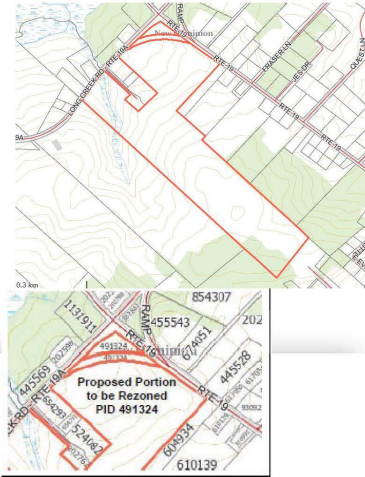
Rural Municipality of  
WEST RIVER

**Map of the subject property and immediate surrounding area**

## Appendix 2.1 (Continued)



PID # 491324



Existing Zone:

### The Rural Municipality of West River

July 21, 2022

Map Index: D4

— Road Network (2020)

- Commercial Industrial (C1)
- Parks and Recreation (PR)
- Rural Area (RA)
- Rural Residential (RR)
- Environmental Risk (ER)



### Rural Area Zone (RA)



Permitted uses :

- a. agricultural uses;
- b. fishery uses;
- c. forestry uses;
- d. resource-related commercial uses;
- e. animal sanctuaries;
- f. single-detached dwellings;
- g. duplex dwellings and semi-detached dwellings; and

## Appendix 2.1 (Continued)

### Subdivision in the Rural Area zone (RA)

Land Use Bylaw states that "Within a Rural Area Zone (RA), subdivisions shall be restricted to existing parcels only and no person shall be permitted to subdivide more than four (4) lots, no more than two (2) of which may be approved for uses other than residential uses or resource-related uses." However, there is no explicit restriction to subdivide existing parcels in Rural Residential. Hence, the applicant applied to rezone the parcel from Rural Area (RA) to Rural residential (RR). The proposed rezoning would require amendment to the zoning map.

Subsection 12.1(2) of the Land Use Bylaw, states that "A change to either the text of this Bylaw or the Zoning Map is an amendment, and any amendment shall be consistent with the policies of the Official Plan."



### Rural Residential (RR)

Permitted uses :

- a. single-detached dwellings;
- b. duplex dwellings and semi-detached dwellings;
- c. apartment dwellings; and
- d. townhouse dwellings.



### Proposal:

Application to rezone a portion of PID #491324 (Parcel A: 16.2 Acres) to subdivide the parcel into 2 residential lots and build 6 Apartments Dwellings of 12 Unit Buildings each of them. A total of 72 Apartments.

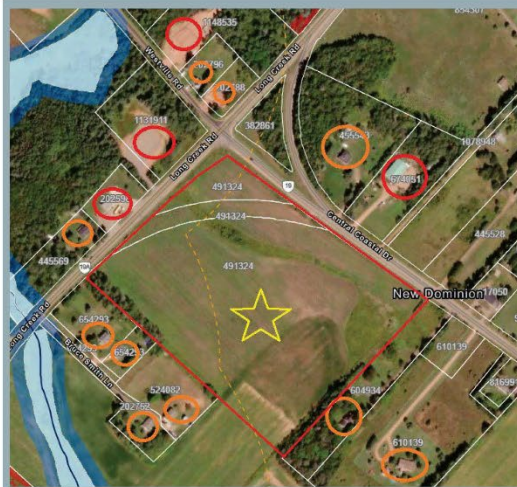
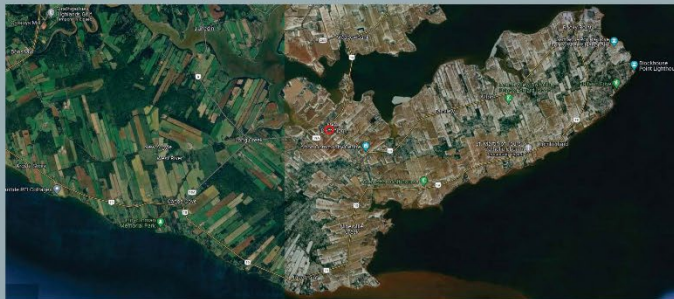
## Appendix 2.2

### WEST RIVER COMMUNITY PUBLIC MEETING NOV 14, 2023

#### Proposed Re-Zoning of Portion of PID 491324

PID 491324 (approx. 16-acres) is currently vacant parcel of land located at corner of Route 19 & Route 19A.

This intersection of roads connects New Dominion, Fairview, Afton, Rocky Point, Cumberland, Nine Mile Creek, Rice Point, Long Creek, Canoe Cove, New Argyle and Argyle Shore communities.



There are currently  
ten (10) Single Family Homes  
and  
four (4) Commercial  
properties around this  
parcel of land.



## Appendix 2.2 (Continued)

### Property is Currently Zoned RA

#### Permitted uses in RA Zone include:

Single Family Homes,  
Duplex & Semi-Detached Homes,  
Commercial Uses,  
Bed & breakfast & Short Term Rentals,  
Wind Energy Facilities,  
Cannabis Operation and  
Water Bottling Plants

### Proposed Re-Zoning to RR

#### Permitted uses in RR Zone include:

Single Family Homes,  
Duplex & Semi-Detached Homes,  
Apartment Dwellings,  
Townhouse Dwellings,  
Bed & Breakfast,  
Short Term Rentals and  
Cluster Housing.

### Our Proposal for the Land



Six (2) 12-unit building  
(or less – maybe 40-50 total units)

Half of all proposed units would be senior friend, ground floor units (2-bedroom & 2-bath). The other half (2<sup>nd</sup> floor units) would also be 2-bedroom and 2-bathroom units.

Each building would be no taller than a typical two story family home.

## Appendix 2.2 (Continued)

### Our Proposal for the Land



Nice private boulevard entrance to the property with trees.

Walking path around the perimeter of the property

Space for community garden plots at the back of the property in keeping with the history of the community.

### Our Proposal for the Land



Property is perfectly located within the new West River Municipality – and only 6min drive to grocery store, Westwood Primary School and Eliot River Elementary School, Pharmacy, Hair Salon, Physiotherapy Clinic and the Post Office.

The proposed six (6) buildings, road and parking would cover approximately 15% (2.5ac) of the parcels 16-acres – meaning there will be lots of greenspace incorporated in the development.

### Our Proposed Building

(building shown is 8-unit)



Property is perfectly located within the new West River Municipality – and only 6min drive to grocery store, Westwood Primary School and Eliot River Elementary School, Pharmacy and the Post Office.

The proposed six (6) buildings, road and parking would cover approx. 15% (2.5ac) of the parcels 16-acres – meaning there will be lots of greenspace incorporated in the development.