

RURAL MUNICIPALITY OF WEST RIVER
RESOLUTIONS

DATE January 14,2021

MOTION #2021-03

MOTION CARRIED _____

MOTION LOST _____

Moved by Councillor _____ John Yeo

Seconded by Councillor _____ Sharon Slauenwhite

Whereas

Castle Cameron Holdings Inc. applied for a Building Permit on June 11, 2019 to erect a commercial building measuring 40 feet by 60 feet on a lot described as Lot 19-1 being a plan of subdivision of lands on a portion of PID No. 1083278, and

Whereas

The Council of the Rural Municipality of New Haven-Riverdale on August 31, 2020 gave approval to NHR Official Plan amendment 2020-1 and NHR Zoning Bylaw Amendment 2020-2 to redesignate and rezone the subject land as Commercial (C1) and the Minister of Agriculture and Land approved both of these documents on December 22, 2020,

BE IT RESOLVED

Council approves the Building Permit for the above noted lands subject to the following conditions:

1. Permission is granted to erect a commercial building measuring 40 feet by 60 feet as per the application that was made for a lot described as Lot 19-1 being a plan of subdivision of lands on a portion of PID No. 1083278 as per the application.
2. That the property be developed in accordance with the Drainage Plan prepared by Derek A. French P.Eng., Derek A French Professional Services Inc. dated and printed on January 13, 2020.
3. The drainage plan was reviewed by Dale Thompson Environmental Assessment Officer, PEI Department of Environment, Water and Climate Change and he has no concerns as long as allowance is being made for proper drainage through the property and he is leaving the details to be dealt with through the expertise of Derek French. This was confirmed by email dated January 13, 2020.

4. EastTech Engineering Consultants Inc. having been retained as per the letter dated April 21, 2020 and signed by Chris MacPherson P.Eng. CESA to design the On-site Septic System to conduct an onsite septic system design for the construction of a new commercial building. That the system be built to the specifications by this firm.
5. That the following conditions with respect to the development of the lot be implemented:
 - a) A fence and/or barrier be erected or placed along the northern lot line to prevent vehicular traffic entering the lot from the Gass' General Store and gas bar to the satisfaction of the Department of Transportation.
 - b) A five foot landscaped buffer be provided between the handicapped parking area in front of the building and the street boundary as per section 8.10 to the Zoning Bylaw. This landscaped buffer should go from the northern lot line and extending southerly along the frontage to the proposed access road as shown in the following Plate A. The landscape buffer should be a combination of trees, shrubs, flowers, grass, other horticultural elements, or other architectural elements, all of which are designed to enhance the visual amenity of a property and not permit the movement of vehicles through or across the landscaped buffer.

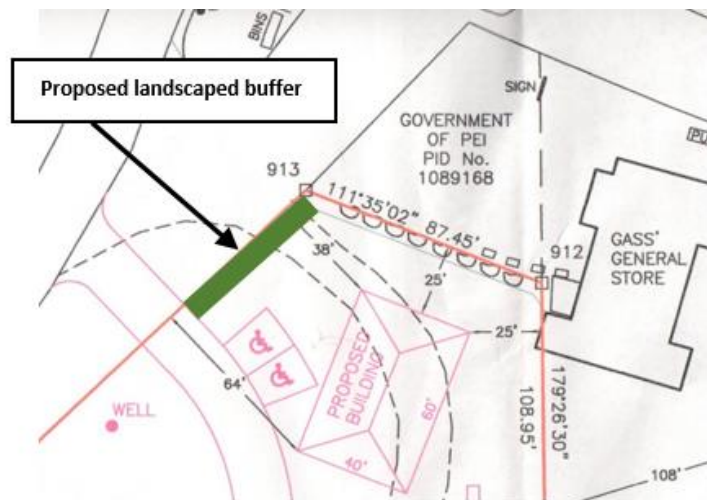


Plate A

- c) That the parking area be constructed to the specifications in section 6.4 of the Zoning Bylaw.
 - d) That, as indicated by Derek French P.Eng., in his letter of August 20, 2019, armour stone dissipation areas, straw bale check dams and silt fencing be installed to mitigate and prevent potential erosion issues and the site be designed to control storm water (surface water) runoff.
 - e) That all applicable governmental approvals be obtained and inspections carried out to the satisfaction of the approving authorities.
6. That all conditions described in the letter by the Provincial Fire Marshall, Mr. Dave Rossiter on August 20, 2019 be incorporated into the design of the commercial building.
7. That the building meets all the requirements of the Zoning Bylaw with respect to section 8.5 and the parking and loading requirements as set out in sections 6.1 to 6.5.

I certify that this is a true copy of the resolution.

Kevin McCarville, CAO