

Official Plan & Land Use Bylaw

Public Session #4
Public Open House
April 26, 2022

SJ Murphy Planning & Consulting
Wade | Underhay



Rural Municipality of West River



OVERVIEW

Timeline & Process

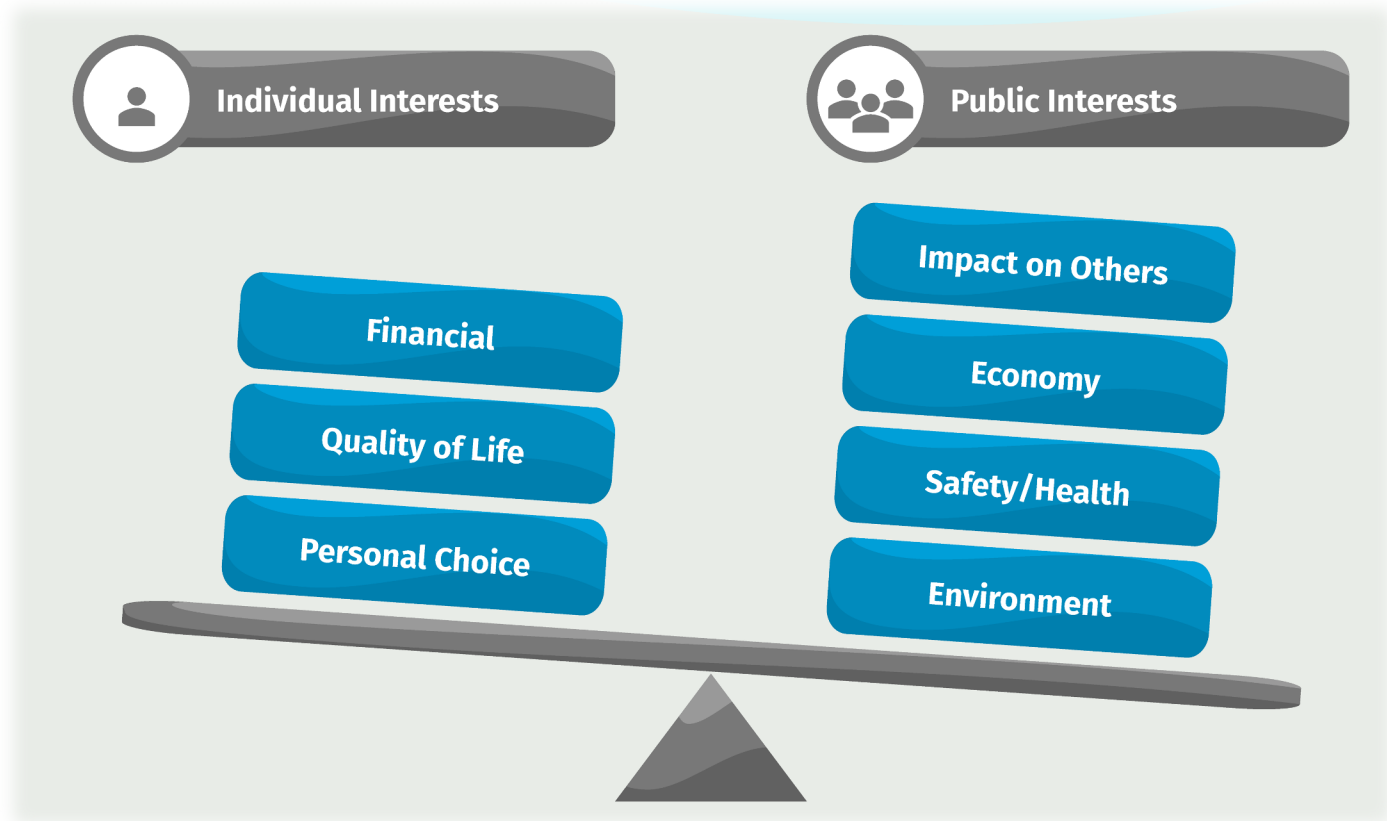
Zoning Framework

Zoning Map

Highlights

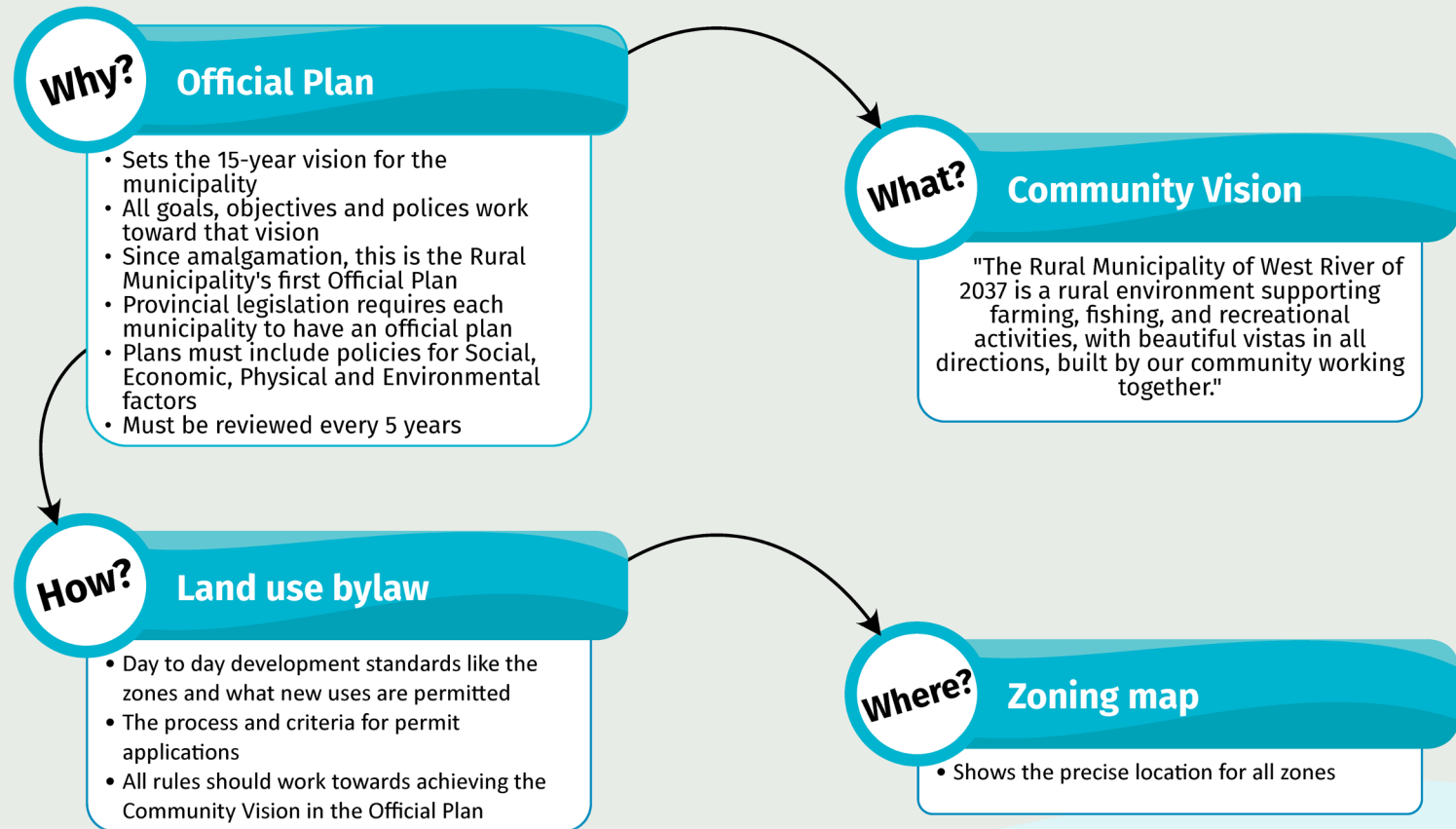
Next Steps

PROCESS

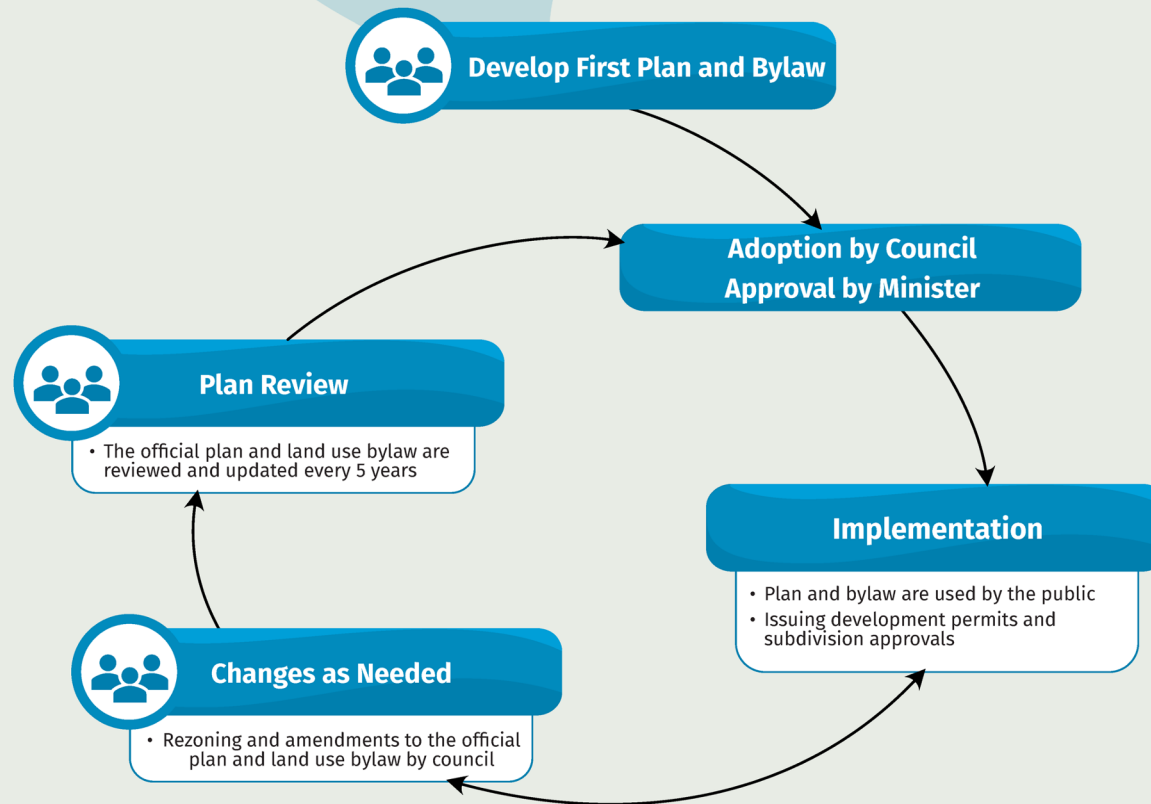


Finding the right balance for your community is the key to good planning.
The tools we will be talking about help us keep that balance as the community changes over time.

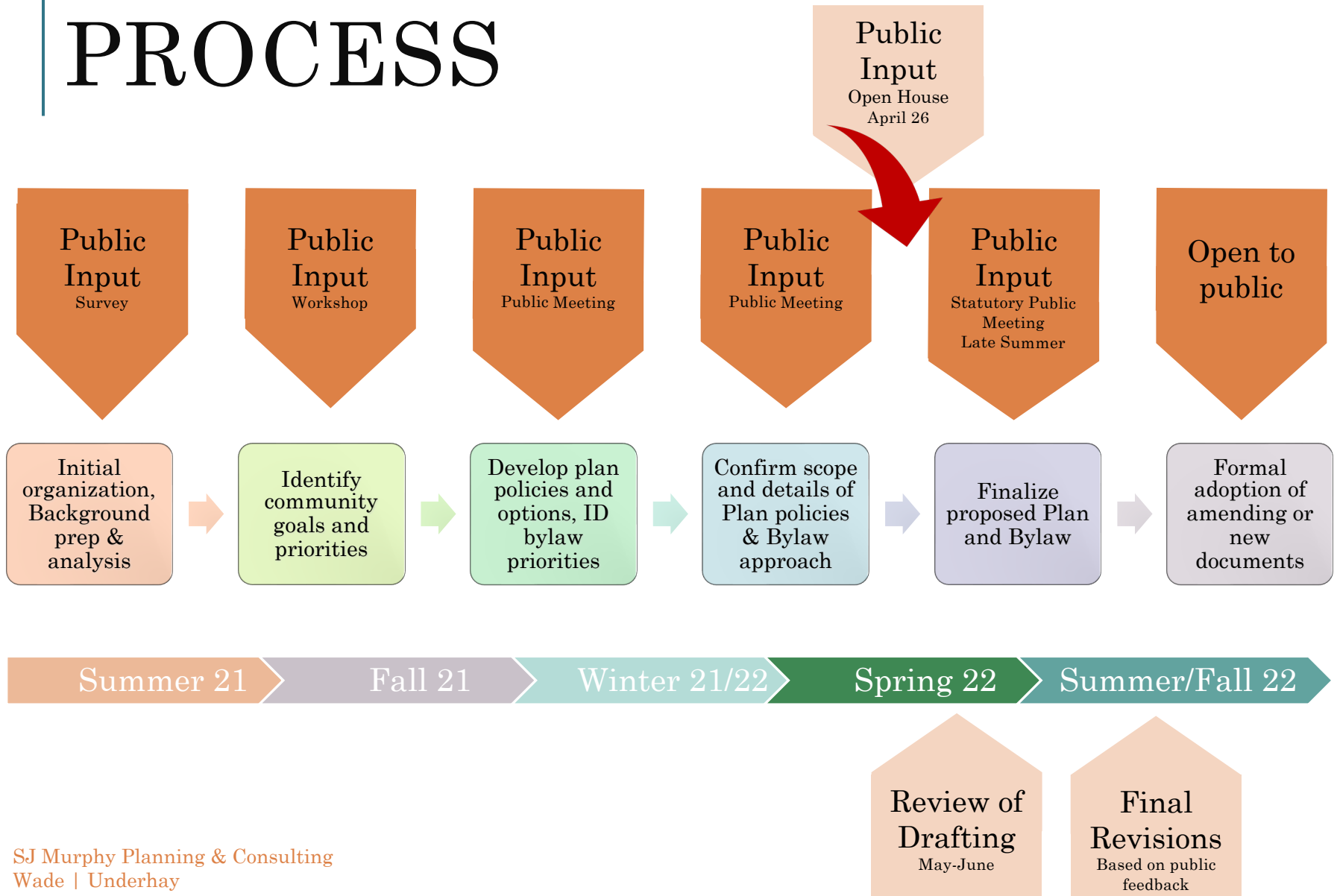
PROCESS



PROCESS



PROCESS



COMPLETED ACTIVITIES

Type	Date	Format
1. Community Survey	July – October, 21	Online
2. Public Session #1 – data and issue gathering	October 13, 21	Public Meeting
3. Stakeholder & Rightsholder Engagement: Mtgs: L'Nuey, Provincial Planning, Watershed Outreach: Environment, Climate Change, Public Safety, Tourism, Heritage, Agriculture Invitations: Fed of Ag, Fishermen's Association, TIAPEI	July – December, 21	Emails, phone calls, in person meetings
4. Reports: Background, What We Heard, Issues & Opportunities	December - March	Available online
5. Public Session #2 – Key themes and directions for Official Plan	January 25, 22	Online
6. Public Session #3 – Presentation of first round of draft documents, followed by comment period and mail-out to property owners	March 2, 22	Hybrid (in person and on-line)
7. Public Open House – Public Session #4 – Revised drafts	April 26, 22	Drop in open house, pre-recorded presentation

COMMUNITY VISION

The Rural Municipality of West River of 2037 is a rural environment supporting farming, fishing, and recreational activities, with beautiful vistas in all directions, built by our community working together.



FOCUS

- Protect valued community character
- Direct uses to specific areas in order to limit conflicts
- Provide opportunities for public discussion on more significant development
- Balance flexibility with shared interests
- Promote safety and the protection of the environment, life, and property

Considerations

- Proposals for certain potentially more contentious uses will be assessed through site-specific amendments with a public process
- Existing legal uses are protected, even if the use is not a permitted use in the zone.

PROPOSED ZONES

1. Rural Area (RA)
2. Rural Residential (RR)
3. Commercial Industrial (CI)
4. Parks & Recreation (PR)*
5. Environmental Risk (ER)

Permitted Uses in all Zones

- Institutional
- Parks and open space
- Farm gate sales
- Utility structures

* Indicates a change in
the latest drafts

RURAL AREA (RA) ZONE

Purpose: The parts of the community where primary resource activities take place and prosper.

Permitted Uses	Accessory	Site Specific
<ul style="list-style-type: none"> • Agricultural • Fishery • Forestry • Resource commercial • Animal sanctuaries • Single detached dwelling • Duplex and semi-detached • Non-resource commercial (small-scale) 	<ul style="list-style-type: none"> • Accessory buildings • Dormitories • Home-based businesses • Secondary suites • Wind energy systems up to 100kw 	<ul style="list-style-type: none"> • Resource industrial • Intensive resource uses • Kennels • Large wind and solar

RURAL RESIDENTIAL ZONE

Purpose: directing clusters of residential uses to appropriate areas. This zone for multi-lot residential uses includes existing residential lots of less than 2 acres.*

Permitted Uses	Accessory	Site Specific
<ul style="list-style-type: none"> • Single-detached houses • Duplex and semi-detached • Apartments & townhouses 	<ul style="list-style-type: none"> • Accessory buildings • Home-based businesses (including B&Bs and short-term rentals) • Secondary suites (small apartments / garden suites) 	<ul style="list-style-type: none"> • Clustered housing (multiple dwellings on same parcel, incl. vacant land condos) • Conservation subdivisions (permanent conservation of large portion of original parcel, with smaller lots on remainder)

COMMERCIAL INDUSTRIAL ZONE

Purpose: to capture the more intensive commercial and/or industrial uses in the municipality.

Permitted Uses	Accessory	Site Specific
<ul style="list-style-type: none"> • Resource or Non-resource commercial • Light industrial • All residential • Mixed commercial/ residential • Kennels • Tourism establishments • Tourism attractions • Golf courses • Auto body repair • Service stations • Car washes 	<ul style="list-style-type: none"> • Accessory buildings • Home-based businesses • Secondary suites 	<ul style="list-style-type: none"> • Cannabis operations • Heavier industrial

PARKS & RECREATION ZONE*

Purpose: to identify lands that involve public or private recreation uses or open space areas, to protect from excessive development.

Permitted Uses	Accessory	Site Specific
<ul style="list-style-type: none"> • Historic and heritage • Trails • Pavilions and bandstands • Rec facilities • Sports fields (incl disc golf) 	<ul style="list-style-type: none"> • Accessory buildings (includes concession stands) • Admin offices • Parking 	<ul style="list-style-type: none"> • none

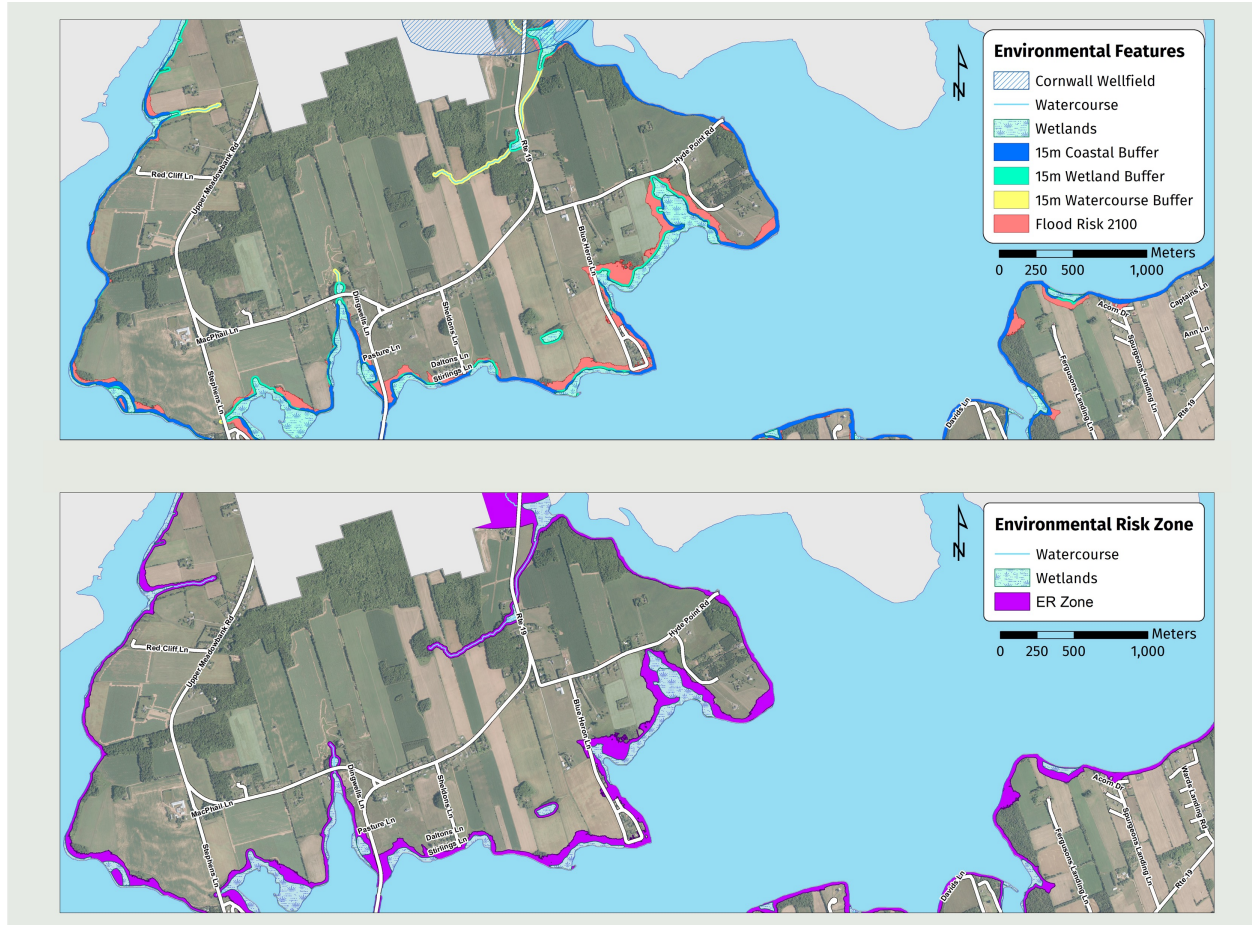
* Indicates a change in the latest drafts

ENVIRONMENTAL RISK ZONE

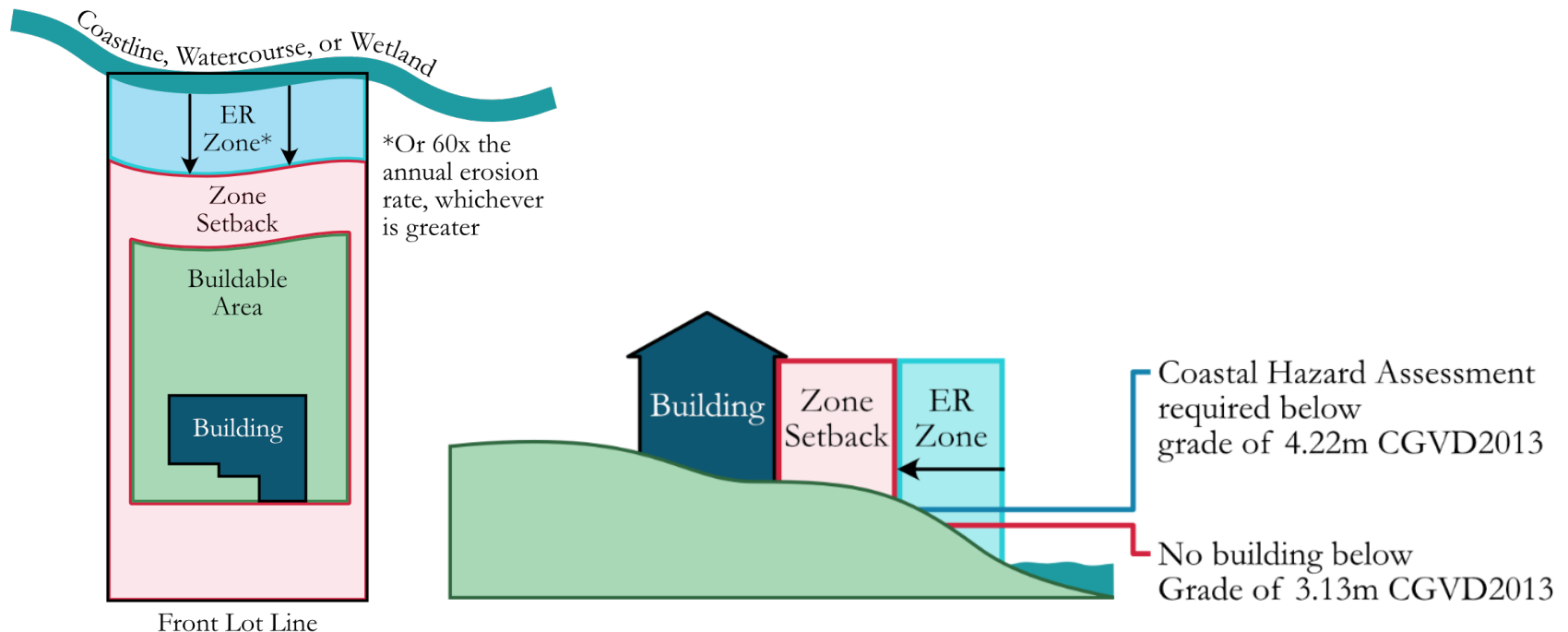
Purpose: to identify areas of particular concern related to an inherent danger to people or structures, or sensitive environmental features.

Permitted Uses	Criteria
<p>Permitted uses depend on type of development constraint. Generally:</p> <ul style="list-style-type: none"> • Conservation • Open space • Passive recreation • Flood control • Intake and conveyance - aquaculture, water-related <p>Additional uses for some types of development constraints</p>	<p>Environmental Protection:</p> <ul style="list-style-type: none"> • 15m wetland and watercourse* • 15m coastal area • Cornwall Wellfield (more uses permitted) <p>Flood Risk:</p> <ul style="list-style-type: none"> • Flood Risk 2100 <p>Hazards:</p> <ul style="list-style-type: none"> • Contaminated Site(s)

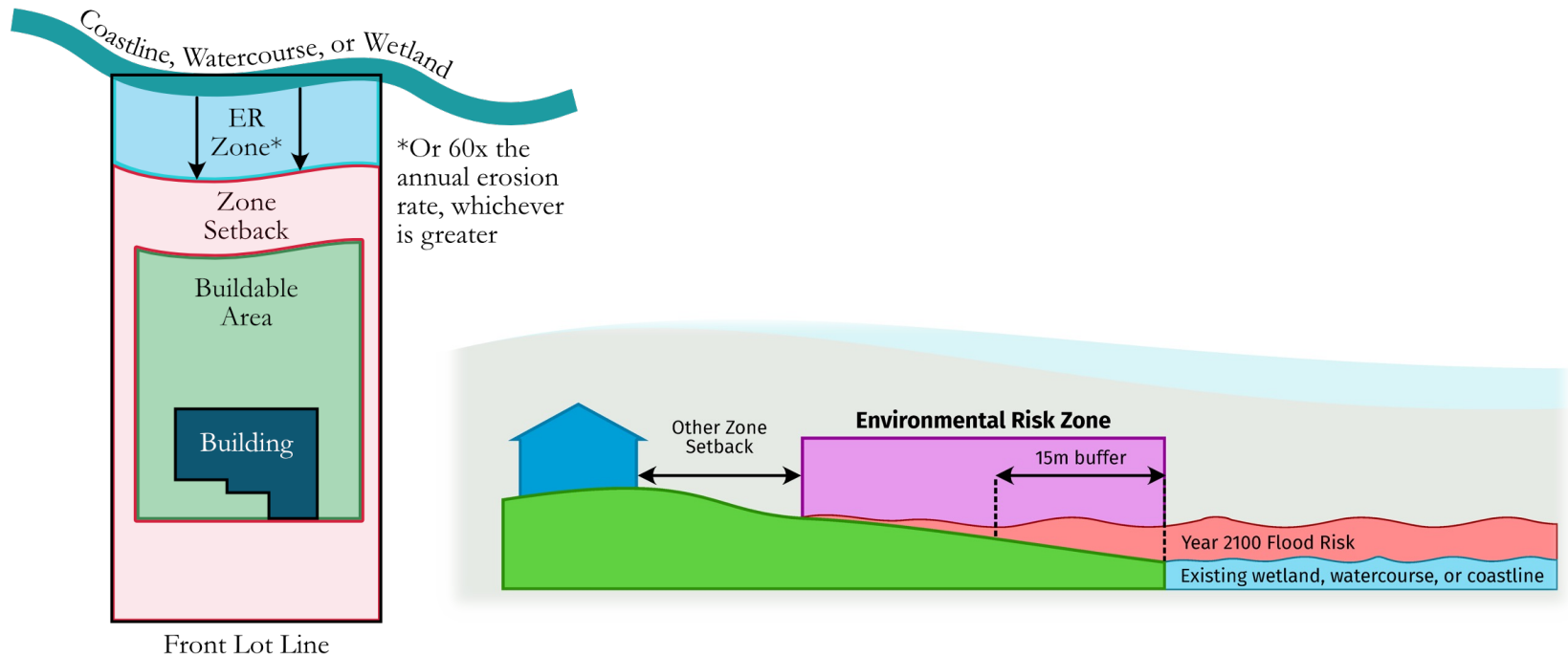
ENVIRONMENTAL RISK ZONE



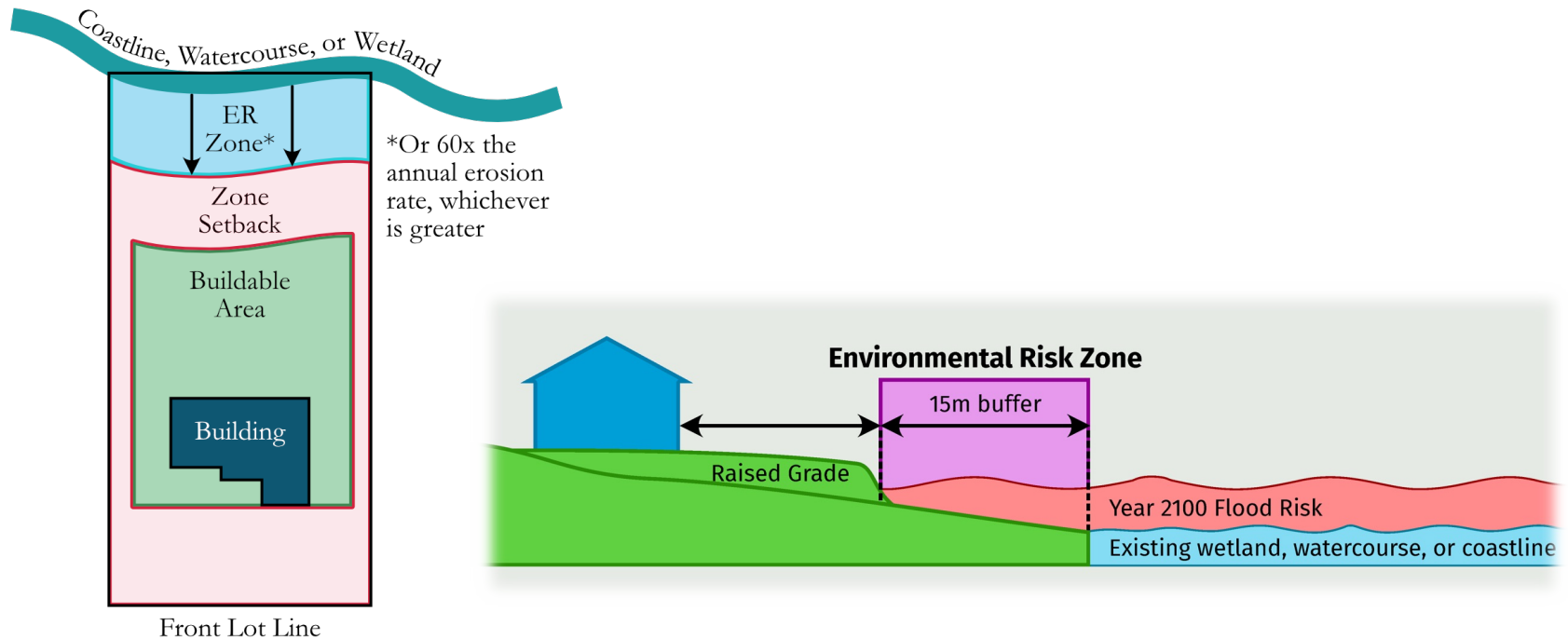
ENVIRONMENTAL RISK ZONE



ENVIRONMENTAL RISK ZONE



ENVIRONMENTAL RISK ZONE



SITE SPECIFIC AMENDMENT

Site Specific Amendments

- Allows specific, non-conforming use on specific parcel(s)
- Is a bylaw amendment:
 - Council discretion
 - Public process
 - Underlying zone remains in place
- Included in a bylaw schedule with PID (parcel number)
- Will include existing licensed excavation pits

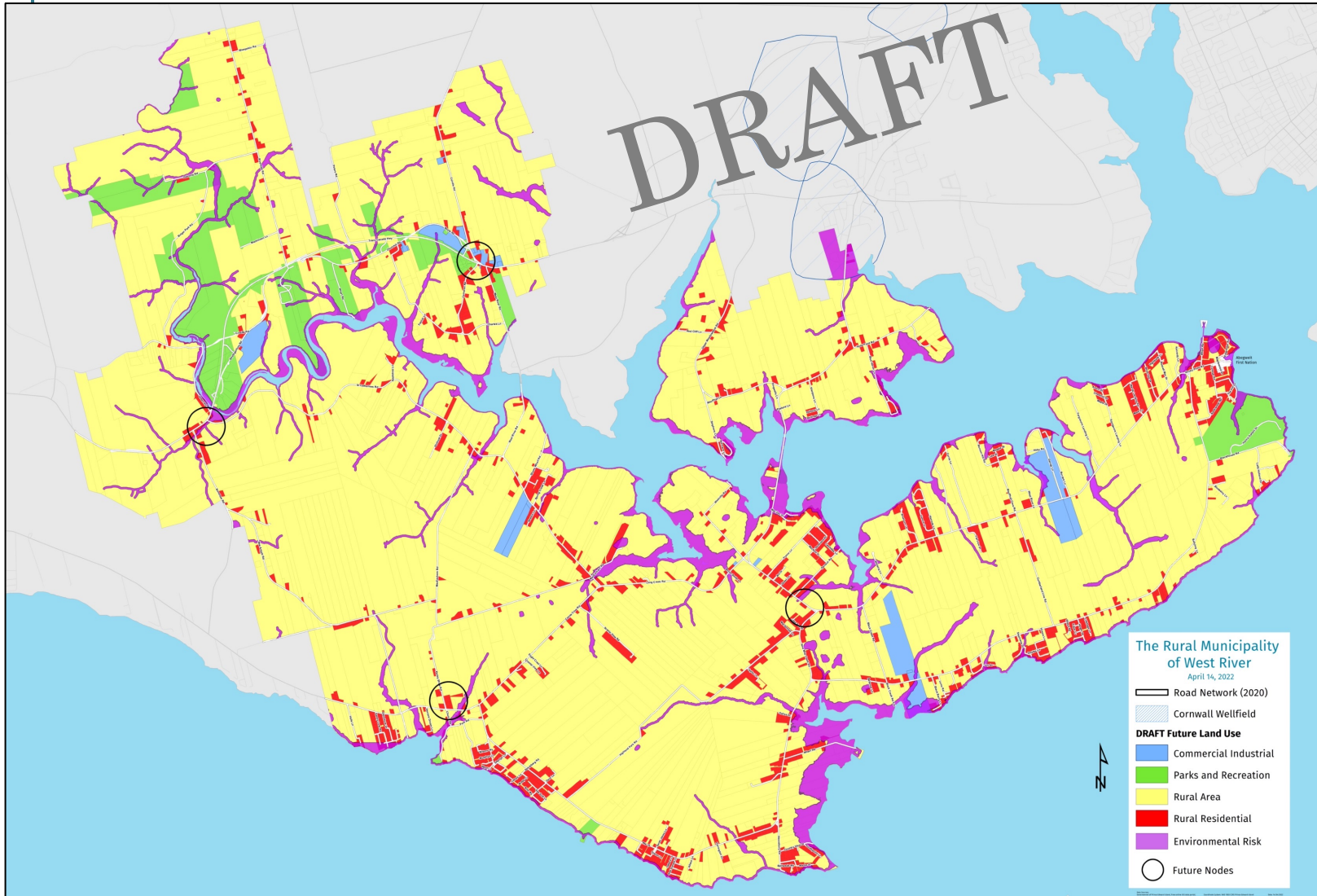
APPENDIX C. APPROVED SITE SPECIFIC EXEMPTIONS

The following properties have been subject to a site or area specific amendment or amendments to the permitted uses or regulations by way of an amendment to a zone for a particular property or properties:

Zone	PID	Civic Address	Use	Regulation
Downtown Mixed Used Neighbourhood (DMUN)	339994	99 Pownal Street	Fitness Centre	
Medium Density (R3)	357756,361519,361527,584755,361535,361683,361675,361667,361659	49 Chestnut Street, 51 Chestnut Street, 57 Chestnut Street, 59 Chestnut Street, 61 Chestnut Street, 18 Passmore Street, 26-30 Passmore Street, 32 Passmore Street and 24 Passmore Street	Four storey building with 48 dwelling units, 10 home occupation, and 4,766 sq ft of commercial space	
Downtown Neighbourhood (DN)	344861, 344887, 344895, 344903, 344911	275 Kent Street , 281 Kent Street 285 Kent Street, 291 Kent Street and 295-297 Kent Street	Educational Institution	

Example from City of Charlottetown

FUTURE LAND USE / ZONING MAP*



SUBDIVISION STANDARDS

Zone	Min lot size* (larger lots may be required to accommodate well and septic)	Max lot size (new lots)	# of new lots	New lot features
Rural Area (RA)	1 acre*	2 acre (commercial), no maximum other types of lots	4	4 lots, no more than 2 of which can be commercial lots, i.e.: 4 residential lots or 3 residential, 1 commercial or 2 residential, 2 commercial
Rural Residential (RR)	1 acre, smaller with shared services	None	++	No limit if lots are serviced
Commercial – Industrial (CI)	As needed for on- site services	2 acre	2	
Parks & Recreation (PR)	As needed for on- site services	None		

HOME BASED BUSINESS

- ☐ Very flexible and permissive approach
- ☐ Allowing small-scale autobody shop or industrial use in the RA Zone with notice and public meeting
- ☐ No auto sales, autobody shops or car washes in the RR Zone
- ☐ Includes B&Bs and short-term rentals



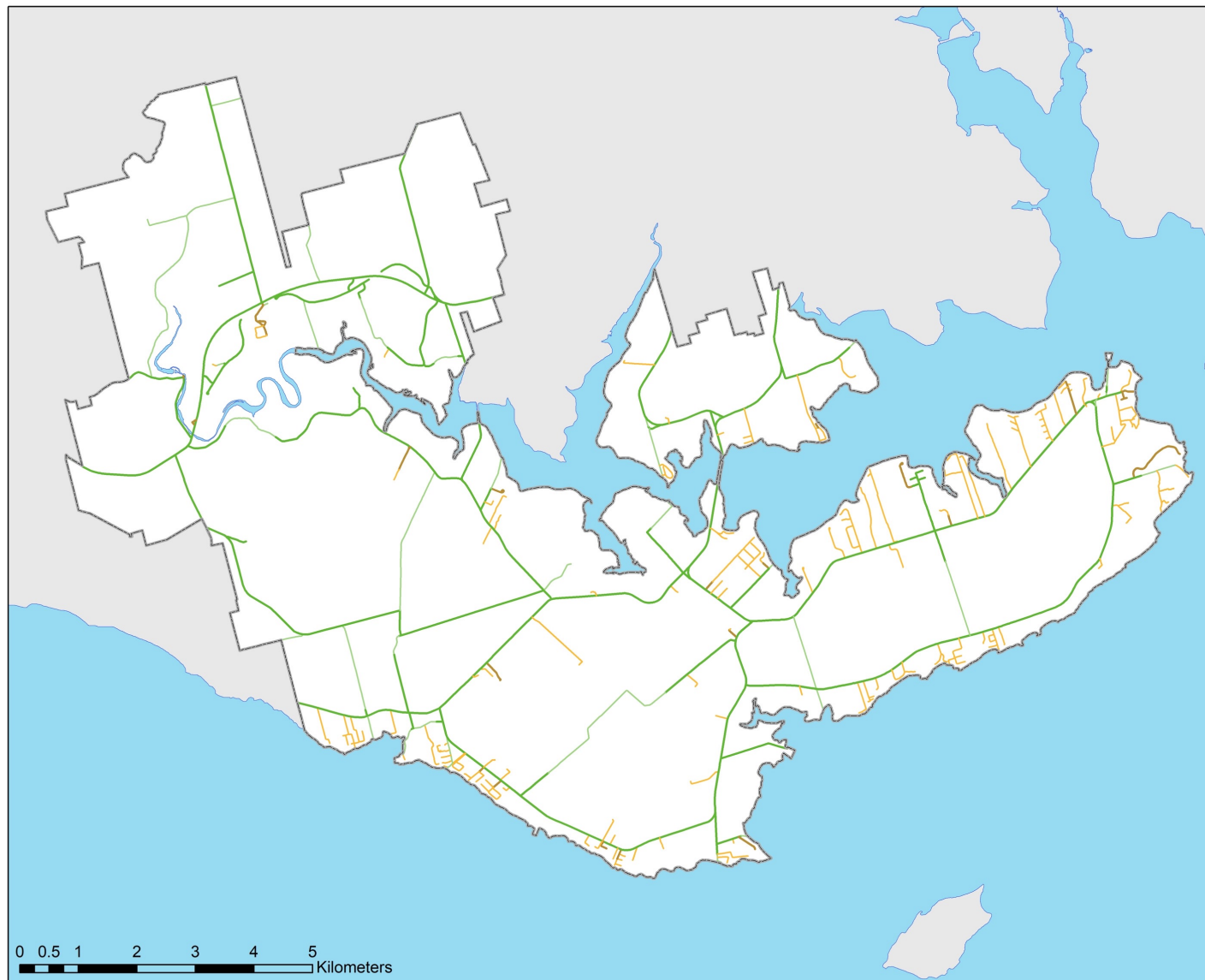
PARKLAND

- ❑ 10% for subdivisions with 5 or more lots*
 - Preserves open space as land is developed over time and provides space in the community for active and passive recreation.
- ❑ Can be mix of land and cash-in-lieu
- ❑ Council may determine whether the proposed location is appropriate
 - Future work to establish criteria
- ❑ May include natural areas, trails, etc.

* Indicates a change
in the latest drafts



PRIVATE ROADS



Rural Municipality of West River

Road Ownership / Surface

 Municipal Boundary

Roads

	Private-Paved	9,746 m
	Private-Unpaved	71,613 m
	Public-Paved	151,220 m
	Public-Unpaved	41,053 m

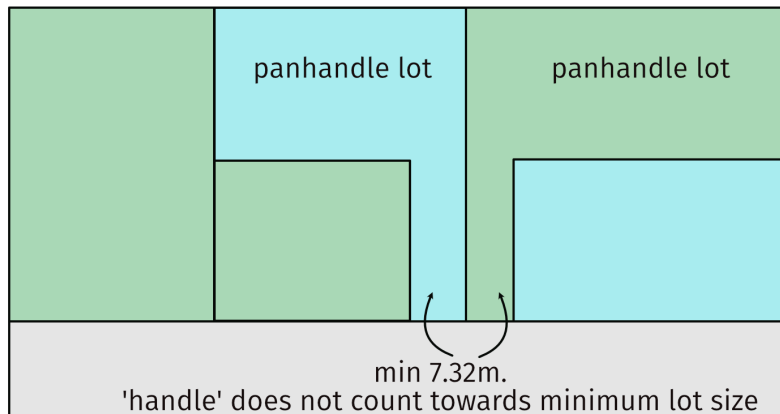


Drawn by Mitch Underhay Date: 17/09/2021
Coordinate System: NAD 1983 CSRS Prince Edward Island
Projection: Double Stereographic
Datum: North American 1983 CSRS

Data Sources:
Government of Prince Edward Island, Free online GIS data portal,
ESRI DigitalGlobe, GEOEye, Earthstar Geographics, CNES/Airbus
DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community

PRIVATE ROADS

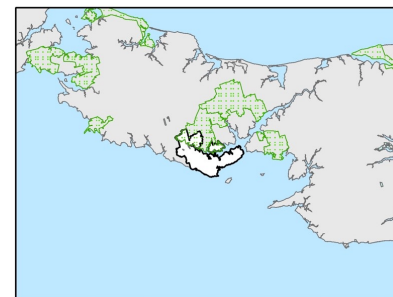
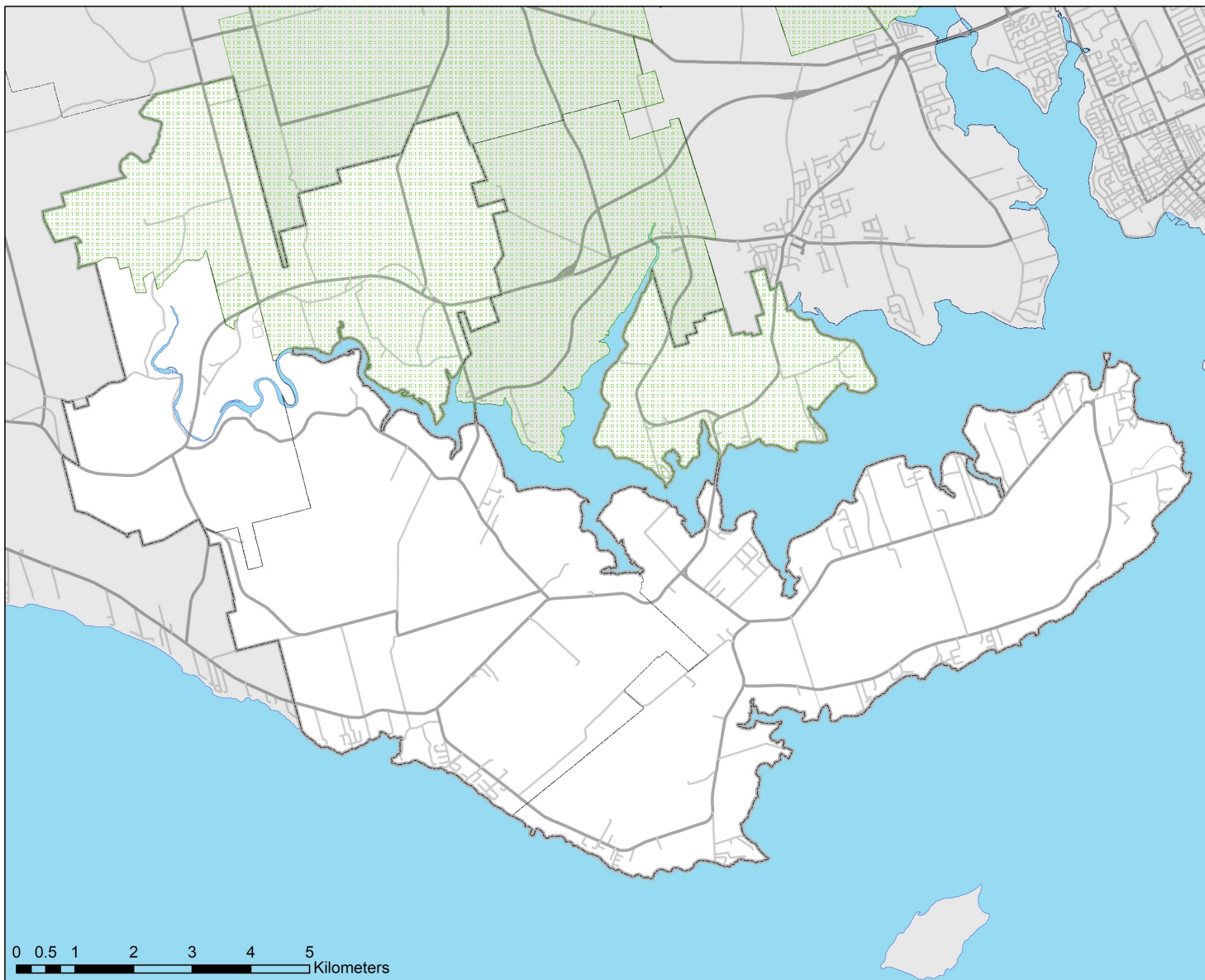
- ❑ No new or extensions to private roads
- ❑ All new roads and extensions must be public
- ❑ Up to 2* panhandle lots will be permitted where providing frontage on a public road is a challenge.






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SPECIAL PLANNING AREA



Rural Municipality of West River

-  Special Planning Areas
-  Municipal Boundary
-  Former Municipal Boundary

CORNWALL REGION SPECIAL PLANNING AREA

The SPA objectives are to:

Our approach:

Minimize the extent to which unserviced residential, commercial and industrial development may occur;

- Limit size and scale of new development with on-site servicing
- Multiple-lot subdivisions – in SPA, will have to have municipal * services for more than 5 lots

Sustain the rural community by limiting future development to minimize the loss of primary industry lands to non-resource land uses; and

- Limit number of new lots – 4 lots in RA Zone, max 2 commercial in RA, CI, incl. up to 2 of the 4 lots in the RA Zone
- Min size for residential (1 acre), max size for commercial & industrial (2 acres)
- Conservation subdivision option to preserve open space

Minimize the potential for conflicts between resource uses and other uses (residential, commercial and industrial)

- Prioritize resource uses, caveats on permits
- Site-specific amendments to address potential conflicting uses
- Set-backs and buffers

* Indicates a change in the latest drafts

OTHER REVISIONS

Other changes made in response to public feedback:

- ☐ No permits required for fences or pools
- ☐ Height limits removed
- ☐ Height, size, and number limit removed for accessory buildings
- ☐ Semi-detached dwellings no longer required to be built in such a way as to permit subdivision, although those standards would have to be met in order to be eligible to subdivide down the road.

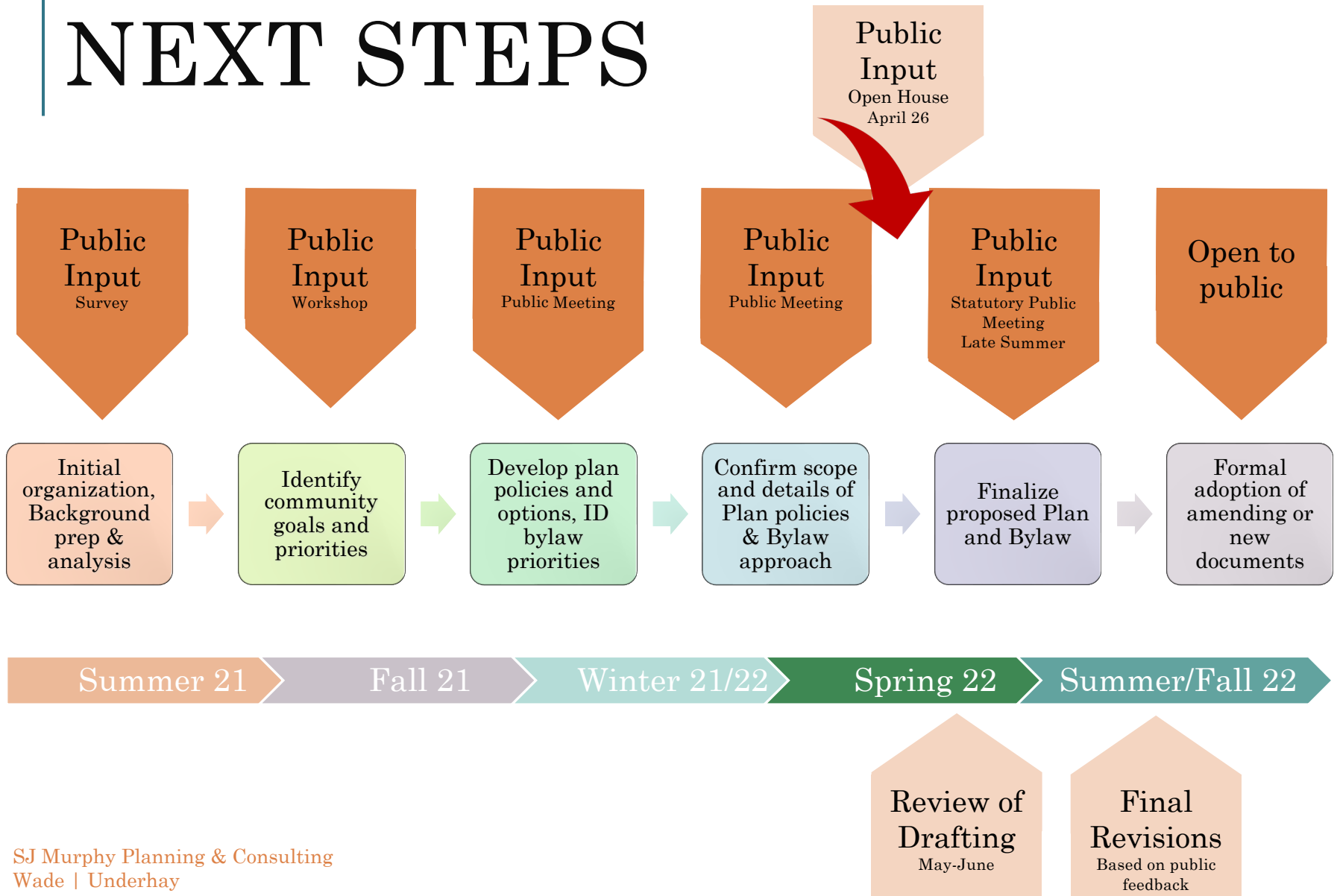
OTHER RESOURCES

Other resources now available include:

- ☐ Survey summary
- ☐ What We Heard summary
- ☐ Background Report / Municipal Profile
- ☐ Watershed Flood Risk report

These can be found at westriverpe.ca or planrmwr.ca

NEXT STEPS



LINKS

Project website: planRMWR.ca

Email: admin@westriverpe.ca

Twitter: [@plan_river](https://twitter.com/plan_river)

Instagram: [@planwestriver](https://www.instagram.com/planwestriver)

Facebook: facebook.com/planwestriver

Municipal Office: 902-675-7000

Please submit all comments by May 10th



Rural Municipality of West River