

Official Plan & Land Use Bylaw

Public Session #5
Statutory Meeting
September 15,
2022

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Rural Municipality of West River



OVERVIEW

Timeline & Process

Zoning Framework

Zoning Map

Highlights

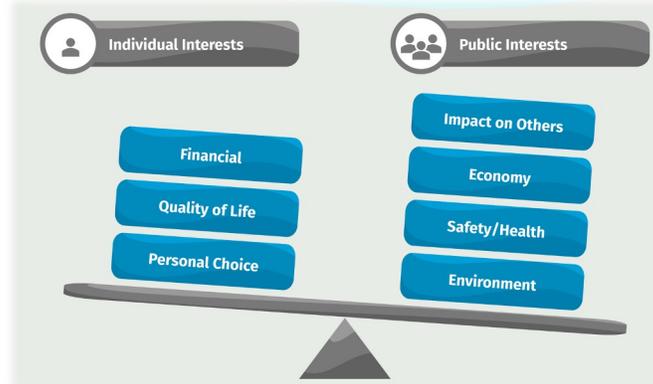
Next Steps

In the spring of 2021, the Rural Municipality of West River began preparing its first official plan and land use bylaw.

This presentation provides an overview of the latest versions of the Official Plan and Bylaw, based on public feedback from previous meeting and a review of the drafting and the remaining steps in this process.

For today, I will give you an overview of the timeline and process, and then we will get into the Zoning Framework, present the Zoning Map and provide some key highlights, ending with next steps in the process.

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.

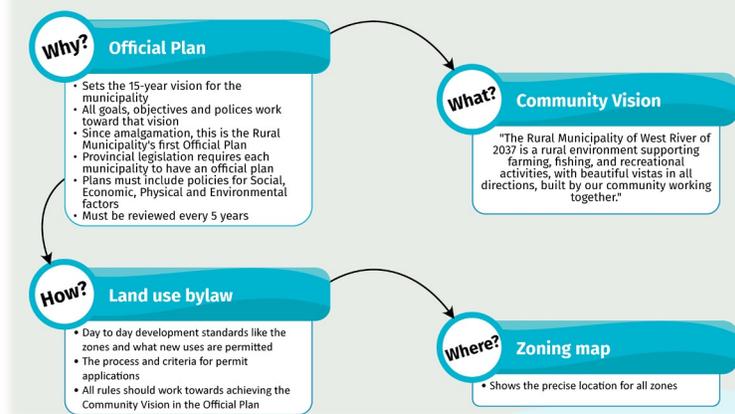
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Land use planning is the process of determining how a community wants to develop over time, including what to protect and what changes to promote, and then figuring out the policies and standards needed to achieve that.

Since the public meeting and open house earlier this year, the consulting team has taken what we heard from the public and prepared new versions of the draft documents.

Importantly, the process is about finding the balance between individual interests for their own property and broader long-term interests of the community as a whole.

PROCESS



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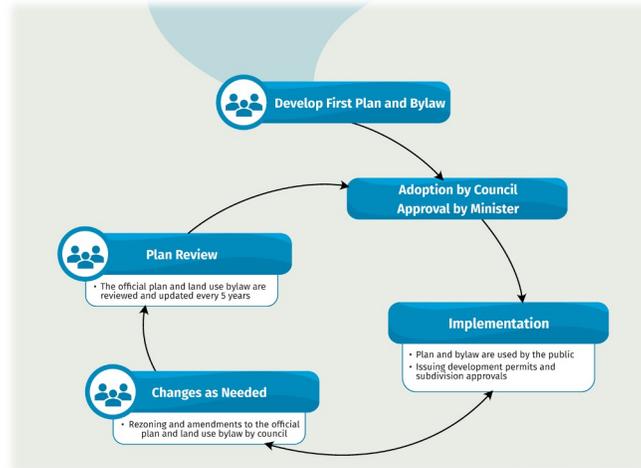
This slide illustrates the types of planning tools available to the municipality.

The official plan sets out the vision for the community 15 years into the future, as well as the policies (goals and objectives) that guide decision-making over time. Every five years, the official plan is reviewed to make sure the content is current and meeting community expectations.

The land use bylaw sets out the standards that put those goals and objectives, and the community vision, into action – in other words, the day-to-day rules about how land is protected and developed.

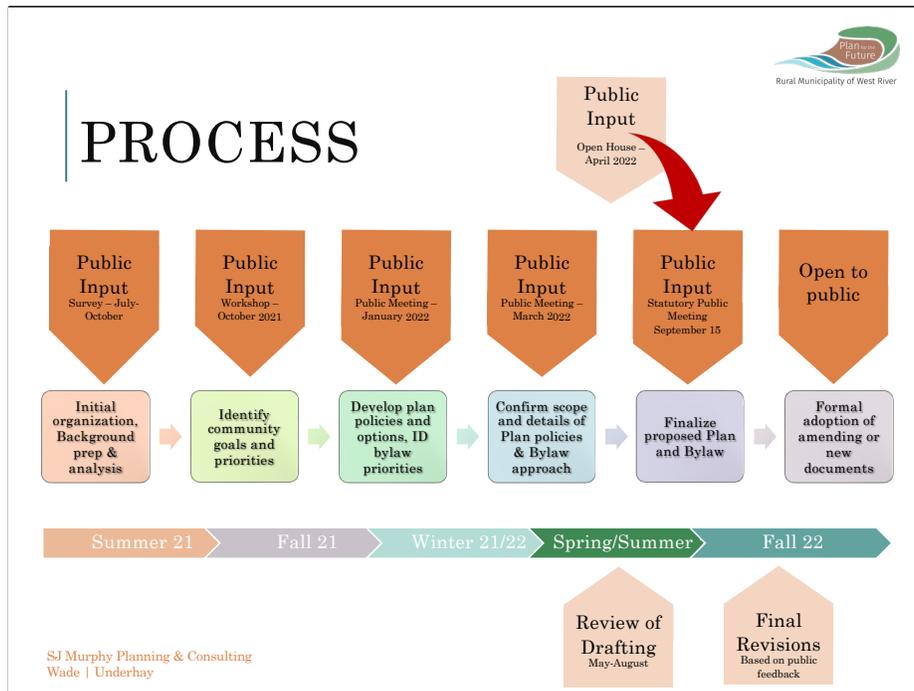
The Zoning Map shows the precise location for where different categories of land uses are permitted throughout the municipality.

PROCESS



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As this is the Rural Municipality of West River's first Official Plan and land use bylaw, the planning process here begins with the development of the plan and bylaw. Following their adoption, the planning cycle involves implementation (applying the policies and standards to applications for development), and making amendments over time where appropriate. Every five years, a review of the plan and bylaw begins the planning cycle over again.



Since the summer of 2021, a series of public engagement sessions have been held. Following the additional April open house, the consulting team has taken the latest round of feedback from the public and prepared another set of draft documents, which were shared on September 3rd.

COMPLETED ACTIVITIES

Type	Date	Format
1. Community Survey	July – Oct, 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 – Dec, 21	Emails, phone calls, in person meetings
4. Reports: Background, What We Heard, Issues & Opportunities	Dec - 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
8. Review of drafting for consistency of policy and standards	May-Aug 22	Final drafts available online and at the municipal office

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This table illustrates the public sessions and touchpoints the team has undertaken over the course of the project.

In addition, the project website, the municipality's website, and social media has been used to share information with the public. Residents were invited to reach out to the municipality for additional ways to access the relevant information, particularly where internet access is a challenge. In March, the municipality also issued a mail-out to all registered property owners within West River.

As we go through the following slides, we will provide another overview of the proposed approach and highlight changes made as a result of the feedback at and following the April open house.

DOCUMENTS & RESOURCES

For those looking for more detailed information than is outlined in this presentation:

*Draft
Official
Plan
August Draft*

*Draft Land
Use Bylaw
August Draft*

*September
Summary
of Changes*

*Background
Report
(May 2022
update)*

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

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The following will outline the overall framework for the Official Plan and Land Use Bylaw and will highlight the major changes since our last presentation. If you would like to read the Official Plan and Land Use Bylaw in detail or see more information on the revisions in the April drafts, please visit planmwr.ca or westriverpe.ca for links to the various documents.

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.



We have drawn upon the Council's vision statement for the municipality to create this Community Vision statement to guide decisions related to land use policy.

In describing the West River of 2037, we are seeking to establish standards that balance individual use of land and meeting the needs of residents and property owners with the public interest of protecting the resource-based and rural nature of the community and the environment.

FOCUS

- Protect valued community character
- Direct uses to specific areas in order to limit conflicts
- Provide opportunities for public discussion on more significant development proposals
- 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.

The Official Plan outlines a range of goals covering economic, physical, social, and environmental priorities.

The approach laid out in the Plan focuses on:

- Protecting the valued community character
- Directing uses to specific areas in order to limit conflicts
- Providing opportunities for public discussion on more significant development
- Balancing flexibility with shared interests and
- Promoting safety and the protection of the environment, life, and property

Further, the Official Plan considers certain potentially more contentious uses through site-specific amendments, a process that includes public engagement. Importantly, existing legal uses may continue, 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

The Rural Municipality of West River is a predominantly rural community and the Official Plan sets out the creation of 5 zones to reflect this rural nature.

The five zones are: Rural Area, Rural Residential, Commercial Industrial, Parks & Recreation, and the Environmental Risk zone.

We will discuss each of these, their purpose, and the permitted uses in the next few slides.

Importantly, there are some uses that will be permitted in all zones – institutional uses (for example community centres), parks and open space uses such as trails, parks, and playgrounds, farm gate sales (to support the local rural economy), and utility structures.

We have also employed “site specific” uses as a tool to deal with those unique situations where a use may be appropriate on the lot, but where the application should go through a public process to ensure the proposal is a good fit in the area. I’ll give you some examples as we go through.

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

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When you look at the Zoning and Future Land Use maps for the community, you'll see that the Rural Area (RA) Zone is the predominant zone throughout the municipality. The focus of this zone is on primary resource industries and their activities – agriculture, fishing and forestry. Commercial activities related to resource uses are also permitted, as are animal sanctuaries. Residential uses will continue to be common in this zone, including both single-detached as well as duplexes or semi-detached dwellings. We've also included small-scale commercial that is not related to resource industries (such as bakeries or certain tourism uses) limited by lot size for new parcels.

Accessory uses are those uses incidental to the main use and include the list here, such as home-based businesses or small wind turbines for personal use. Dormitories are generally used for seasonal workers related to farming.

In terms of site specific uses – these are proposed developments that would have to go through a public process – we have included resource-related industrial uses (food processing plants), intensive resource uses (hog operations, excavation pits), kennels and large wind and solar energy developments. Where these are listed as site-specific in a zone, when such a development is

proposed, it would be up to Council, with input from the public, to determine if it is to be permitted on the site in question.

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)

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The Rural Residential (RR) Zone is primarily for residential uses, and this is where future multi-lot subdivisions would be directed. Permitted uses here are a range of housing types, permitted based on meeting minimum standards for lot size and service capabilities on-site. Accessory uses like home-based businesses, sheds and garages, and secondary suites are also permitted.

Site-specific uses in this zone include clustered housing proposals (such as vacant land condominiums) or conservation subdivisions, which involve small clustered residential lots on shared services with 50% of the land base being permanently maintained as open space. These types of development are more intensive, but still reflect the desire of the community to maintain that rural feel by protecting open space.

Based on public feedback, the RR Zone was changed in the previous draft so that it now applies to existing residential lots of less than 2 acres, while properties with residential uses of more than 2 acres would retain the RA zoning. Any proposals for new rural residential developments would have to go through a public rezoning process.

COMMERCIAL INDUSTRIAL ZONE

Purpose: a range of rural uses while permitting more intensive commercial and industrial uses less appropriate in other zones.

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 • Wind energy up to 100 kw* 	<ul style="list-style-type: none"> • Accessory buildings • Home-based businesses • Secondary suites 	<ul style="list-style-type: none"> • Cannabis operations • Heavier industrial • Wind energy over 100 kw*

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* Indicates a change in the latest drafts

The Commercial Industrial (CI) Zone includes properties that are currently being used for commercial or industrial activities.

We have not pre-zoned any vacant lands to permit this type of activity. As such, any new commercial or industrial use that is being considered and not already permitted in the Rural Area zone must go through the public process of a zoning amendment. Permitted uses are listed in this table and include a range of commercial activities and residential uses, as well as some specific uses that tend to be **less** common or more controversial in other zones.

- Light industrial uses include such things as warehousing and manufacturing that do not involve excessive noise, smell, or light or other activities that are unlikely to create conflicts with neighbouring uses.
- Accessory uses are similar to other zones.
- Cannabis operations or heavier industrial uses are required to go through the site-specific amendment process which, again, involves public consultation.

The change for these zones from previous drafts is the inclusion of wind energy in the list of permitted and site-specific uses – they had been included previously in the CI zone in the schedule to the Bylaw setting out the standards for wind energy but not listed explicitly in the zone, so they have been added here for clarity.

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

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The Parks and Recreation (PR) Zone was renamed in the previous draft from Open Space. This zone covers those lands set aside for conservation or recreational activities.

As noted in the table, permitted uses include historic and heritage uses, trails, pavilions, recreation facilities and sports fields. These lands can be held privately or publicly, but are intended generally for public use and enjoyment without profit or significant impact on the land base.

A golf course is considered a commercial use because of the intensive nature of the operation and because it is intended to generate income for private use. The disc golf course is more of a recreational activity which is less intensive in nature.

Accessory uses include buildings and concessions stands, administration offices, and parking facilities.

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 for year 2100* <p>Hazards:</p> <ul style="list-style-type: none"> • Contaminated Site(s)

The Environmental Risk (ER) Zone is a protective zone that is concerned with the protection of the environment, the safety of people and the viability of structures in flood risk areas, areas subject to erosion, and on contaminated sites. It is a protective measure for Cornwall's wellfield which is partially located within the municipality. It also includes buffers along wetlands, watercourses and coastal areas. The proposed buffer of 60m along the upper West River to protect a salmon spawning area was removed in the previous draft as a result of comments from the community.

Permitted uses vary by what the development constraint is, with the ultimate goal being the protection of the environment and people in areas that could become or include hazards.

As we will discuss shortly, the flood risk rules have been modified slightly to address certain properties that might become incapable of being developed as a result of the flood risk setbacks.

ENVIRONMENTAL RISK ZONE



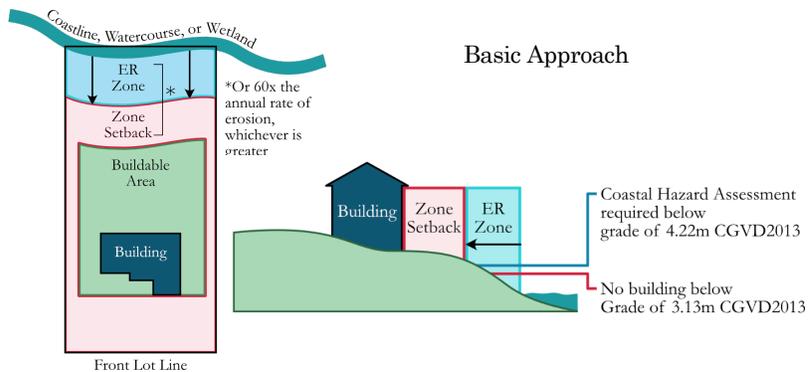
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As just mentioned, there are several types of development constraints captured in the Environmental Risk Zone and each type of constraint will be treated slightly differently.

You can see examples in the slide images, where the ER zone includes the Cornwall wellfield at the top, watercourses, wetlands, their buffers, and the projected flood risk for the year 2100.

This flood risk area is based on new provincial data that looks at a combination of erosion, sea level rise and storm surge factors.

ENVIRONMENTAL RISK ZONE

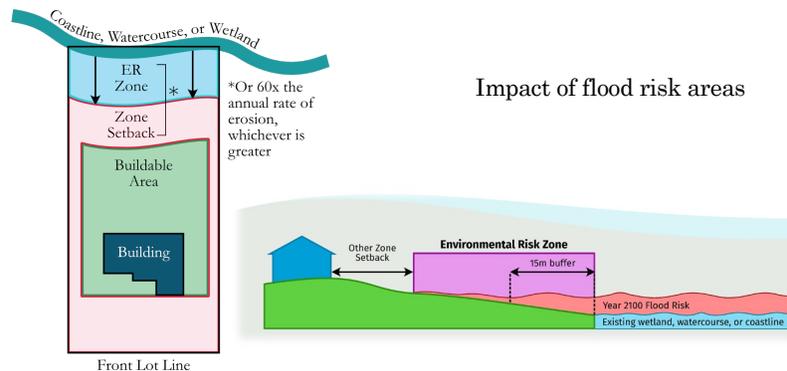


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The following slides illustrate how the ER zone works in terms of buffers and setbacks from environmental hazards. As shown here, the ER zone is a 15m buffer from the edge of a watercourse or wetland. In the case of a coastal property, building setbacks would be either 15m plus the zone setback OR 60 times the annual rate of erosion, whichever is greater.

These reflect provincial standards across the island – where we have included the ER zone plus the building setback, provincial rules have a standard setback of **75 ft (22.9 m)** for all buildings, but the results are largely the same.

ENVIRONMENTAL RISK ZONE



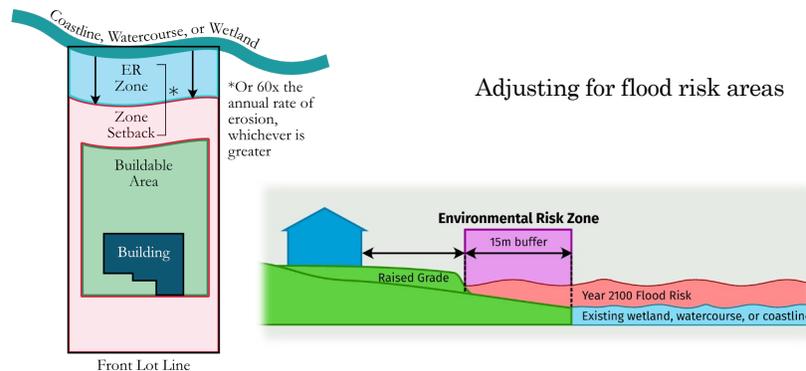
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There is also a vertical buffer for any proposed development below a minimum elevation, based on future flood risks identified by the Province.

Depending on the grade of the land from the coastline, the horizontal buffers established through the ER zone, and the required building setback in specific zones, the placement of new buildings below a certain elevation may also be restricted. This restriction is important for protecting against the potential hazards and risk to safety associated with erosion, sea level rise, and storm surges, as well as damage to property.

If the flood risk area on a coastal property does not extend past the standard 15m buffer, the ER Zone stops at the 15m buffer.

ENVIRONMENTAL RISK ZONE



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Where there are flood risk constraints, there may be opportunity to engineer the site to raise the grade to meet the minimum elevation requirements, as shown in the graphic on the right.

There are a range of reasons why the flood risk approach in the Bylaw is important:

- This approach protects life and safety during emergency events
- It protects against wells becoming contaminated
- It protects against compromised septic systems and
- It protects against property damage or loss

ENVIRONMENTAL RISK ZONE

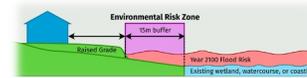
Lots that can't be developed due to flood risk — new Legacy Lands Assessment Policy

Will include consideration of:

1. pre-existing approved use and whether the lot has been actively put to that use
2. Continuation or evolution of existing use(s) vs new use
3. Evolution of approved use in relation to community's interest re character

Council assessment in accordance with Legacy Lands Assessment Policy
That considers existing non-compliant lots where a vested right to develop might exist

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The most significant change since the April Open House is the development of an approach that recognizes that some properties may have a vested right to develop based on how those properties were originally approved.

In earlier engagement sessions, there were requests to consider a waiver option in relation to existing lots that could not be developed as a result of the flood risk rules.

This request was considered again, and while the general reasons for managing development in areas identified for flood risk over time remain valid, it was recognized that in some cases, (depending on how a lot was originally approved), there may be situations where the Municipality should approve development for that originally-approved use -- even where the property is of such a size or configuration as to make placing a building outside of the flood risk area with all required setbacks difficult.

A Legacy Lands Assessment Policy has been developed to assist Council with a case-by-case assessment of affected properties, using a series of tests.

Importantly, this exception to the bylaw only applies where a lot could not otherwise

be developed. I'll explain the process in more detail on the following slides.

ENVIRONMENTAL RISK ZONE

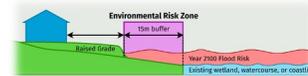
Lots that can't be developed due to flood risk
— new Legacy Lands Assessment Policy

- Will be assessed on a case by case basis
- Applies where lot could not otherwise be developed

If legacy land is confirmed,

- development is limited to pre-approved use, not other uses contemplated by the owner
- Grading plan required
- No encroachment on buffer zone without provincial approval,
- Least degree of non-compliance possible
- Signed waiver
- Written assignment of waiver to future owners

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Under the new policy and approach, affected properties will be assessed on a case-by-case basis.

If a parcel is confirmed as a legacy land, the permitted development is limited to pre-approved use, not other uses contemplated by the owner

- A grading plan would be required
- The development would not be permitted to encroach into a buffer zone without provincial approval,
- The development would be required to proceed with the least degree of non-compliance with the bylaw as possible
- a signed waiver will be involved, and the property owner would be required to undertake a written assignment of the waiver to future owners so they are aware of the risk and the waiver.

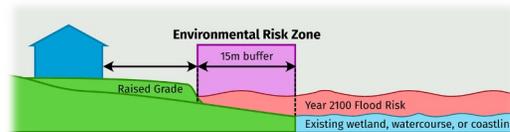
ENVIRONMENTAL RISK ZONE

Lots that can't be developed due to flood risk — new Legacy Lands Assessment Policy

If existing non-conforming lot is **not** confirmed as a legacy land and can't be developed under Bylaw requirements regarding flood risk areas,

- It may be used for seasonal, non-permanent uses, subject to meeting requirements for wastewater disposal.

Reminder – affected parcels may still be developed for permanent uses where the grade is raised



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If an existing non-conforming lot is not confirmed as a legacy land and can't be developed under Bylaw requirements regarding flood risk areas, it may be used for seasonal, non-permanent uses, subject to meeting requirements for wastewater disposal.

As a reminder – affected parcels may still be developed for permanent uses where the grade is raised

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 Use Neighbourhood (DMUN)	339994	99 Pownal Street	Fitness Centre	
Medium Density (R3)	357756,361519,361527,584755,361535,361688,361675,361667,361659	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	

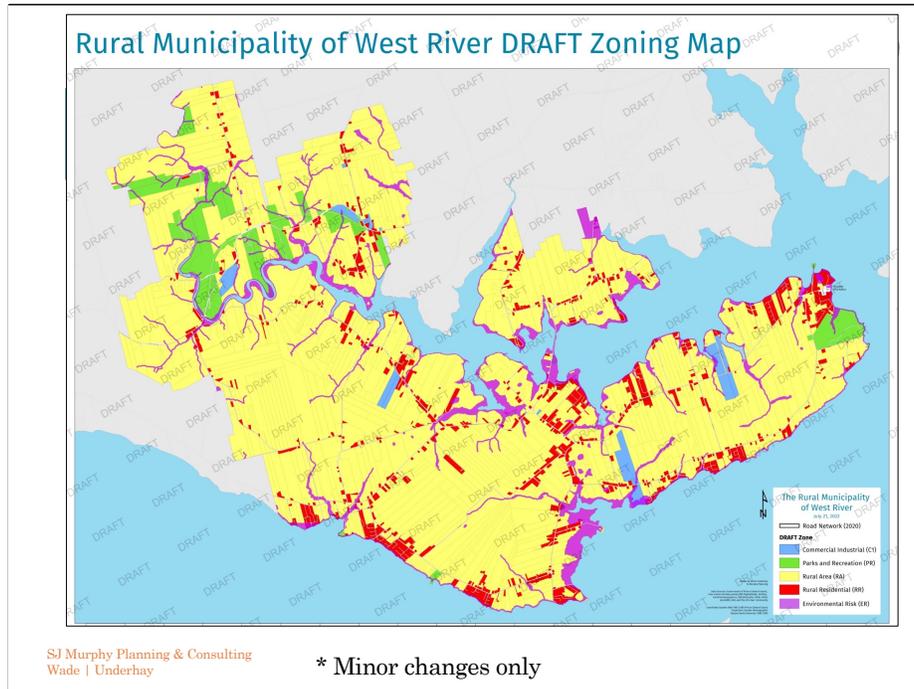
Example from City of Charlottetown

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We heard from the public and Planning Board that not all developments may be right for the community, or specific areas of the community. Another tool that is used in the Land Use bylaw is the site specific amendment approach which is included in most zones.

Using a site specific amendment approach allows very specific uses on individual parcels of land through a public process for activities that have a greater risk of causing land use conflicts for adjoining properties or the community as a whole. Without this process, these specific uses would not otherwise be permitted or conform to the bylaw.

Applications for site specific uses go through a bylaw amendment process which is public and approved at Council's discretion. Appendix C on this slide is an example of how site specific uses will be tracked in the bylaw. In this first bylaw, existing licensed excavation pits will be pre-identified, while others will be added over time where site-specific amendments are approved.



The latest Zoning Map is largely the same as before, with a few minor revisions.

These revisions include correcting a few parcels where the zoning wasn't quite right due to mapping errors. As well, several cemeteries that were identified have been changed from RR to RA.

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.: <ul style="list-style-type: none"> • 4 residential lots or • 3 residential, 1 commercial • 2 residential, 2 commercial
Rural Residential (RR)	1 acre, smaller with shared services	None	++	
Commercial – Industrial (CI)	As needed for on-site services	2 acre	2	No more than 2 lots, from existing parcels
Parks & Recreation (PR)	As needed for on-site services	None		

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Aside from the permitted uses, one of the key areas that define the different Zones are the subdivision standards for each.

Given that the goal in the **RA Zone** is to protect primary resource uses, a restricted number of new lots is permitted for each existing parcel. Specifically, the creation of 4 new lots will be allowed, with up to 2 of those lots being commercial. The proposed minimum lot size of 5 acres was reduced to 1 acre in the previous draft. In order to minimize large-scale commercial uses not appropriate to rural areas, a 2-acre maximum will be established for new commercial lots. If more than 4 residential lots are desired, then an application will have to be made to rezone the area as Rural Residential (RR) Zone.

For the **RR Zone**, 1 acre lots are again required, with smaller lots encouraged where central water and waste water services are provided. There is no limit on the number of lots in the RR Zone, assuming that they can be serviced and accessed.

New lots are also required to meet provincial regulations for lot size based on soil quality based on their ability to site wells and septic systems.

The **CI Zone** rules limit the maximum lot size to 2 acres, and there can be up to 2 commercial lots subdivided off a parent lot. Again, this limit is imposed to reduce the amount of commercial or industrial activity proposed in the region and push very large activities into municipal business or industrial parks where they can be serviced and reduce conflicts with neighbouring uses.

There are no subdivision standards for lands in the Parks & Recreation Zone other than those required to accommodate on-site servicing.

HOME BASED BUSINESS

- ❑ Very flexible and permissive approach
- ❑ Allowing small-scale autobody shop or industrial use as a home-based business 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



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As noted earlier, home-based businesses are permitted in any zone where residential uses are permitted. They have been defined to limit what is included in them, so no auto sales or service operations, autobody shops or car washes are included in the **Rural Residential Zone**, as these uses can be more intrusive. Small scale autobody shops as home-based businesses in the **RA Zone** are one of those site-specific uses that may be permitted following a public meeting.

Permitted home-based business uses do include short-term rentals and bed & breakfast operations.

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.

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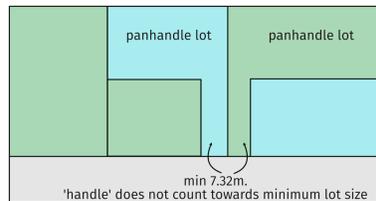


For those larger subdivision proposals, particularly those that fall within the RR Zone, the municipality would require 10% of the land to be put toward a parkland dedication when there are 5 or more lots.

If there isn't an appropriate area of land for recreation purposes, Council may take cash in lieu. This land or cash-in-lieu dedication must be for recreational uses such as parks, natural areas, trails, or the like.

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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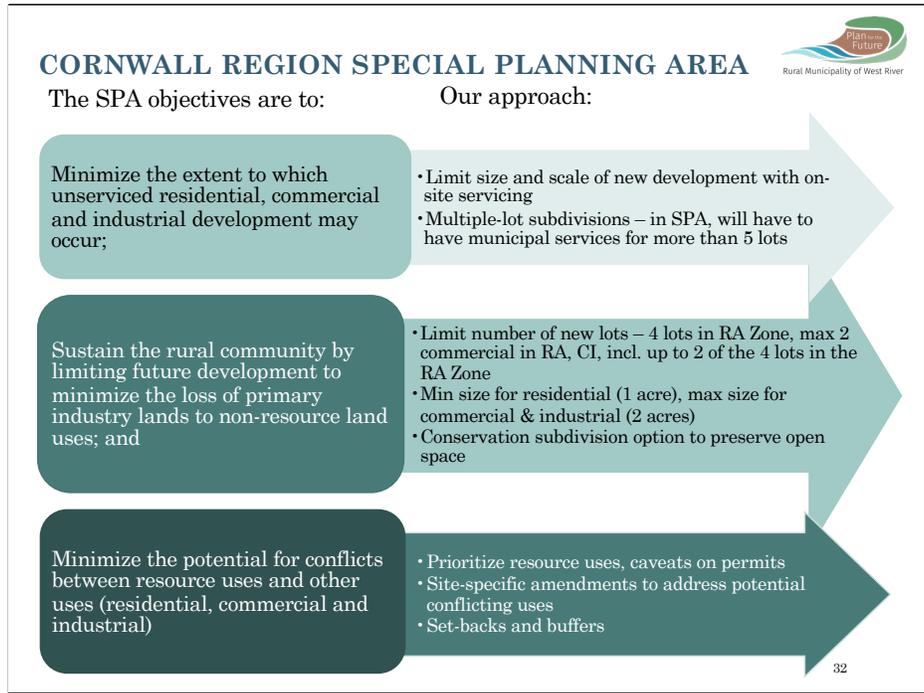
In the Land Use Bylaw, proposed standards include the following:

- No new, or extensions to, private roads, and no new lots on existing private roads;
- All new roads and extensions must be public, meaning they are built to public standard and deeded to the Province, who then becomes responsible for maintaining those roads over time; and
- The number of panhandle lots that may be permitted where providing frontage on a public road is a challenge was previously increased from 1 lot to 2.



Another unique feature for West River is the Cornwall Special Planning Area (SPA), which takes in the areas in green on the map.

The SPA has three main objectives: prioritize and protect resource uses; minimize the potential for conflict between uses; and limit unserved development.



In the proposed approach, the areas subject to the Special Planning Area and those beyond are treated in essentially the same way. This reflects the values expressed to us by the public through-out this process, being the protection of the rural character and resource uses, as well as the goal of bringing the various communities together under the umbrella of the new, larger municipality.

Here we have addressed the three required SPA objectives through limiting the size and scale of new developments with on-site servicing, limiting the overall number of lots in the Rural Area zone, prioritizing resource uses, with caveats on permits, and addressing potential conflicts through the use of the site-specific amendments process.

One difference in this approach for areas under the SPA will be the requirement for subdivisions of more than 5 lots in the SPA to include shared services, which must be municipal water or sewer or both in order to comply with the SPA regulations.

OTHER REVISIONS

Other changes made since the April Open House:

- Minor changes to provisions like the placement of accessory structures, setbacks for existing intensive livestock operations
- Range of revisions for greater clarity

Please see the September Summary of Revisions for more details

Other changes made since the last draft are generally drafting-related, although a few other changes were made in response to public feedback, such as including permitting accessory structures in the front yard (but still meeting minimum front yard setbacks).

OTHER RESOURCES

Other resources now available include:

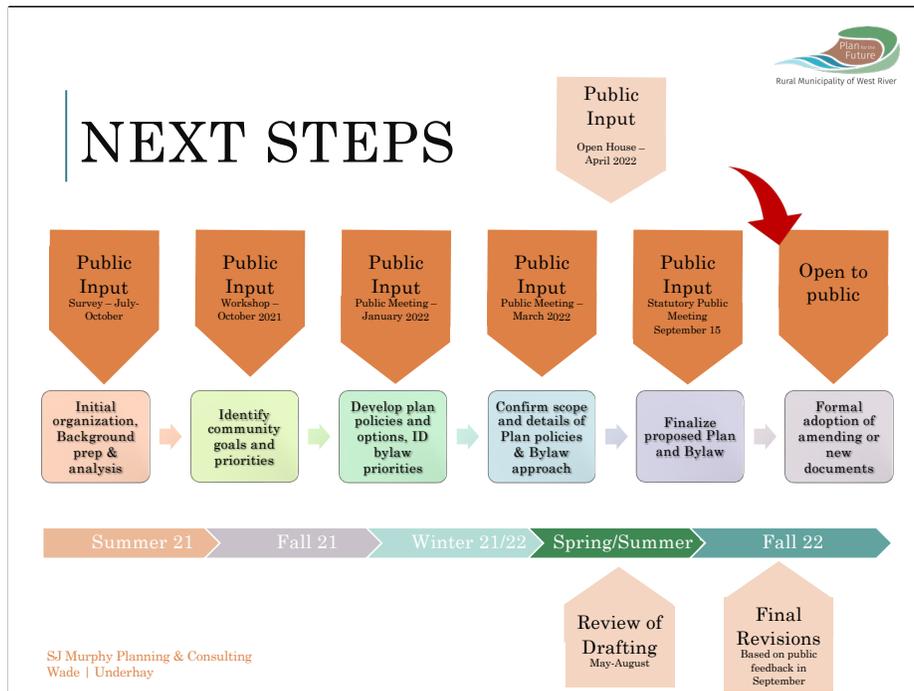
- September Summary of Revisions
- Background Report / Municipal Profile
- Watershed Flood Risk report

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

Other resources and information now available include:

- A summary of revisions since the April Open House
- The Background Report / Municipal Profile, and
- The Watershed Flood Risk report

These documents, along with the latest draft official plan, land use bylaw, and proposed map can be found at westriverpe.ca or planrmwr.ca



After a statutory public meeting, only minor revisions are generally made, based on public feedback. Following any final revisions, the documents will be formally considered for adoption by Planning Board and Council and sent to the province for Ministerial Approval.



LINKS

Project website: planRMWR.ca

Municipal website: westriverpe.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 September 23 at 4pm

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As always, there are multiple ways to engage in the discussion - through the project or municipal websites, by email, or follow along on through our social media accounts.

You can also reach the municipal office by phone.

Comments are welcome until September 23, at 4pm.



Thank you for following along. We look forward to hearing from you.