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**Rural Municipality of West River Planning Board Committee**

<b>Meeting No</b>	20	<b>Chair</b>	Sharon Slauenwhite
<b>Meeting Date</b>	Monday, October 3, 2022	<b>Phone</b>	902-675-7000
<b>Start Time</b>	7:00 PM	<b>E-mail</b>	admin@westriverpe.ca
<b>Location</b>	Afton Community Center	<b>Session</b>	Public
<b>Present</b>	Mayor Helen Smith-MacPhail, Deputy Mayor Robert Clow, Councillor Sharon Slauenwhite, Councillor John Yeo		
<b>Also</b>	Laala Jahanshahloo – CAO		
<b>Regrets</b>	Nil		

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● **Call to order**

Chair Sharon Slauenwhite called the meeting to order at 7:10 pm.

● **Approval of Agenda**

It was moved by Deputy Mayor Robert Clow and seconded by Councillor John Yeo; the agenda was approved as circulated.

**Motion Carried**

● **Declarations of Conflict of Interest**

Nil.

- **Approval of Minutes**

It was moved by Mayor Helen Smith-MacPhail and seconded by Councillor John Yeo; the minutes of September 1, 2022, Planning Committee meeting was approved as circulated.

**Motion Carried**

- **Approval of Minutes**

It was moved by Deputy Mayor Robert Clow and seconded by Councillor John Yeo; the minutes of September 15, 2022, Statutory Public Meeting of OP&LUB was approved as circulated.

**Motion Carried**

- **Business Arising from Minutes**

→ Nil.

- **PLB20.1**

→ **MOTION#2022-2**

**Moved by Councillor Sharon Slauenwhite      Seconded by Deputy Mayor Robert Clow**

**WHEREAS**

The development of the Rural Municipality of West River Official Plan and Land Use Bylaw has been undertaken in accordance with the requirements of the Planning Act,

**BE IT RESOLVED**

That Planning Board recommends to Council that the Rural Municipality of West River 2022 Official Plan be approved and adopted, and

**BE IT FURTHER RESOLVED**

That Planning Board recommends to Council that the Rural Municipality of West River 2022 Land Use Bylaw, being Bylaw 2022-04, be given first and second reading, approved and adopted.

**CARRIED 3-0**

➔ **MOTION#2022-3**

**Moved by Councillor Sharon Slauenwhite**

**Seconded by Councillor John Yeo**

**WHEREAS**

The development of the Rural Municipality of West River Official Plan and Land Use Bylaw has been undertaken in accordance with the requirements of the Planning Act,

**WHEREAS**

The 2022 Official Plan includes as a schedule reference to the Rural Municipality's Legacy Lands Assessment Policy, to be used in the administration of the Official Plan and Land Use Bylaw, and

**WHEREAS**

The Planning Board has recommended to Council that the Rural Municipality of West River 2022 Official Plan be approved and adopted, and

**BE IT RESOLVED**

That the Planning Board recommends to Council that the Legacy Lands Assessment Policy be approved to take effect upon approval of the 2022 Official Plan by the Minister of Agriculture and Land.

**CARRIED 3-0**

● **PLB20.2**

➔ Following PLB19.2 (PID 768770) and the updated report received from RMWR's Development Officer, the CAO informed the Department of Transportation that:

- The Planning Board would recommend Council approve an updated plan that shows the retained parent parcel's road frontage increased to 100 feet once DTI has confirmed its approval of the entrances to both the remaining parent parcel and the new 5-acre lot.
- The Planning Board may also recommend to Council that there be no further consideration of further development in that area until that section of road has improvements/changes to address the sight distance concerns mentioned.

→ This item was deferred to the next meeting in November 2022.

● **PLB20.3**

→ The applicant for subdividing PID 227314, IRAC case #LA22-05, requested the Committee waive the future application fee, as she decided to wait and apply again after the Minister approved the new OP&LUB.

→ The Committee reviewed the request, and it was denied due to excessive administrative and professional costs and time in due course, and the applicant will be responsible for the future application fee.

→ CAO will inform the applicant accordingly.

● **PLB20.4**

→ The owner of PID 219238 requested amending the approved development permit issued pursuant to Baylaw#2021-15 and Baylaw#2021-16.

→ The Committee reviewed the request; as long as the changes stay within the approved commercial area (according to Baylaw#2021-15 and Baylaw#2021-16), the revised plan can be submitted to the development officer to amend the development permit. The processing fee must be paid as "others" according to the fee schedule Motion#2021-64.

→ The CAO will inform the applicant and the development officer accordingly.

● **PLB20.5**

→ The Committee reviewed the deferred Item PLB18.8 and referred it to the Properties committee for further discussion.

● **PLB20.6**

→ The Committee reviewed the correspondence related to deferred Item PLB19.11 and decided no more communication is required.

- **PLB20.7**

- ➔ The Committee reviewed the summary of the development permits issued from the beginning of 2022.

- **Adjournment**

- ➔ The meeting adjourned at 8:25 pm.

- ➔ The next meeting will be on November 1, 2022.

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SHARON SLAUENWHITE \_\_\_\_\_

CHAIR