
Rural Municipality of West River Planning Board Committee

Meeting No	21	Chair	Sharon Slauenwhite
Meeting Date	Monday, November 1, 2022	Phone	902-675-7000
Start Time	7:00 pm	E-mail	admin@westriverpe.ca
Location	Afton Community Center	Session	Public
Present	Mayor Helen Smith-MacPhail, Deputy Mayor Robert Clow, Councillor Sharon Slauenwhite, Councillor John Yeo		
Also	Laala Jahanshahloo – CAO, Kelly Taylor		
Regrets	Nil		

- **Call to order**

Chair Sharon Slauenwhite called the meeting to order at 7:00 pm.

- **Approval of Agenda**

It was moved by Councillor John Yeo and seconded by Deputy Mayor Robert Clow; 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 October 3, 2022, Planning Committee meeting was approved as circulated.

Motion Carried

- **Business Arising from Minutes**

➔ Following deferred item PLB20.2:

- RMWR was informed that the DOTI would not oppose the subdivision of PID 768770 as depicted plan on Plate "A" of Motion#2022-65, which creates the proposed 5-acre lot with access near the eastern boundary and the 66-foot-wide ROW under the condition that no further subdivision of PID 768770 will be approved by the Community unless either:

1. The 85m of SSSD is achieved by the clearing of trees within the ROW and private property, or
2. An amendment requires a lesser value of SSSD of the Regulations through the introduction of a new highway class that would require only 65m of SSSD; Charles Lane is reclassified to the new classification, and the 66-foot-wide row at the centerline achieves that new lower SSSD value.

- The Planning board Chair reviewed this DOTI email and advised that if the Development Officer agrees with Mr. Aitken's analysis and comments, he can issue the development permit accordingly.

➔ Following the CAO communication with the applicant for subdividing PID 227314 (item PLB20.3), The landowners joined the meeting at 7:00 pm. The Committee explained that they could apply again when the new OP&LUB comes into effect. They left the meeting at 7:20 pm.

- **PLB21.1**

➔ The Committee reviewed the received the Addition to Reserve Proposal (ATR Proposal) from Abegweit First Nation. The proposed reserve land is contiguous to the Rocky Point Reserve No. 3 and is identified as Lot 56 / PID1105741, Lot 55 / PID1105766, Lot 54 / PID1105758, and Lot 53 /

PID1105774. It was recommended that the Council declares no concern regarding the "ATR Proposal" from Abegweit First Nation of adding land to the Rocky Point Reserve No. 3.

- **PLB21.2**

- ➔ The final package of RMWR's 2022 Official Plan and Land Use Bylaw was submitted to Municipal Affairs on October 17, 2022, to receive the Minister's approval.

- **PLB21.3**

- ➔ The Committee reviewed and finalized the Development Officer job description prepared by SJM and referred it to the Finance committee to be assessed budget-wise.

- **PLB21.4**

- ➔ The Committee reviewed the "Legacy Lands Waiver - Building Beyond Flood Setbacks" SJM and Stewart McKelvey prepared.

- **PLB21.5**

- ➔ The Committee reviewed the received email from the Pollution Prevention and Compliance Supervisor of DOEECA informing the RMWR

- In reference to section 2a. of the *Excavation Pit Regulations*, DOEECA would no longer regulate or enforce excavation pits in the Municipality of West River once the plan has been approved. At this time, we cannot commit to being a subject matter expert, as we will no longer have jurisdiction or regulatory authority in your municipality.

- ➔ Considering the transition stage of OP&LUB from Province to RMWR and the consequent massive amount of work and responsibility, the CAO was directed to Contact Municipal Affairs and copied FPEIM to request:

- Municipal Affairs seeks legal advice to review section (2)(a) of the Excavation Pit Regulations to see if they agree with the DOEEAC reading of this regulation.

- If we are not the only impacted municipality, what is Municipal Affairs' initiative to deal with this issue? Shared Services?

- If RMWR has to take on this responsibility, how the Municipal Affairs will provide the financial resources for us to move forward?

- **PLB21.6**

- ➔ The Committee reviewed "Bylaw Enforcement" prepared by SJM according to Motion#2022-06 and directed the CAO to request more information about the "ticketing alternatives" which can increase compliance and/or the ways to rely on the MGA section 225 to enforce the corrective actions.

- **PLB21.7**

- ➔ Following Motion#2022-66 on July 14, 2022, the applicant (File W-22-05- PID 227348) did not file any appeal by IRAC. However, the owner visited the CAO in late September and mentioned his concerns and questions regarding the Council's and Planning Board's decision. As a courtesy, the CAO sent an invitation by email to both the landowner and the planner/applicant, reminding this is the last Planning Board meeting in 2022. Still, they neither responded to the email nor attended the meeting.

- **PLB21.8**

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

- **Adjournment**

- ➔ The meeting adjourned at 9:00 pm.
- ➔ The next meeting is to be determined after the new Council takes office.

SHARON SLAUENWHITE _____

CHAIR