



Rural Municipality of West River

Public Meeting

Rezoning Proposal PID#818500

February 29th, 2024 6 pm

Meeting Agenda

Development officer will make a presentation on the proposed development.

You are more than welcome to make verbal comments upon completion of the presentation.

The Planning Board / Council will review your comments and all written comments by nearby landowners prior to final decision.

Process of Meeting

Planning Board recommended holding this public meeting.

43 letters to surrounding landowners/residents within 153m (502 ft) of the boundary of the subject property to provide comments regarding the rezoning application

Process of Meeting

Ads in the paper. One ad 7 clear days (Feb 21) before the public meeting date.

Hold public meeting Feb 29, 2024


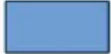
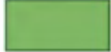



Planning Board reviews information and comments and decides on recommendation to Council.

Existing Zone:

The Rural Municipality of West River

July 21, 2022

Map Index: D4

-  Road Network (2020)
-  Commercial Industrial (C1)
-  Parks and Recreation (PR)
-  Rural Area (RA)
-  Rural Residential (RR)
-  Environmental Risk (ER)



Rural Area Zone (RA)



Permitted uses :

- a. agricultural uses;
- b. fishery uses;
- c. forestry uses;
- d. resource-related commercial uses;
- e. animal sanctuaries;
- f. single-detached dwellings;
- g. duplex dwellings and semi-detached dwellings; and
- h. commercial uses.

Subdivision in the Rural Area zone (RA)

Land Use Bylaw states that “Within a Rural Area Zone (RA), subdivisions shall be restricted to existing parcels only and no person shall be permitted to subdivide more than four (4) lots, no more than two (2) of which may be approved for uses other than residential uses or resource-related uses.” However, there is no explicit restriction to subdivide existing parcels in Rural Residential. Hence, the applicant applied to re-zone the parcel from Rural Area (RA) to Rural residential (RR). The proposed rezoning would require amendment to the zoning map.

Subsection 12.1(2) of the Land Use Bylaw, states than “A change to either the text of this Bylaw or the Zoning Map is an amendment, and any amendment shall be consistent with the policies of the Official Plan.”



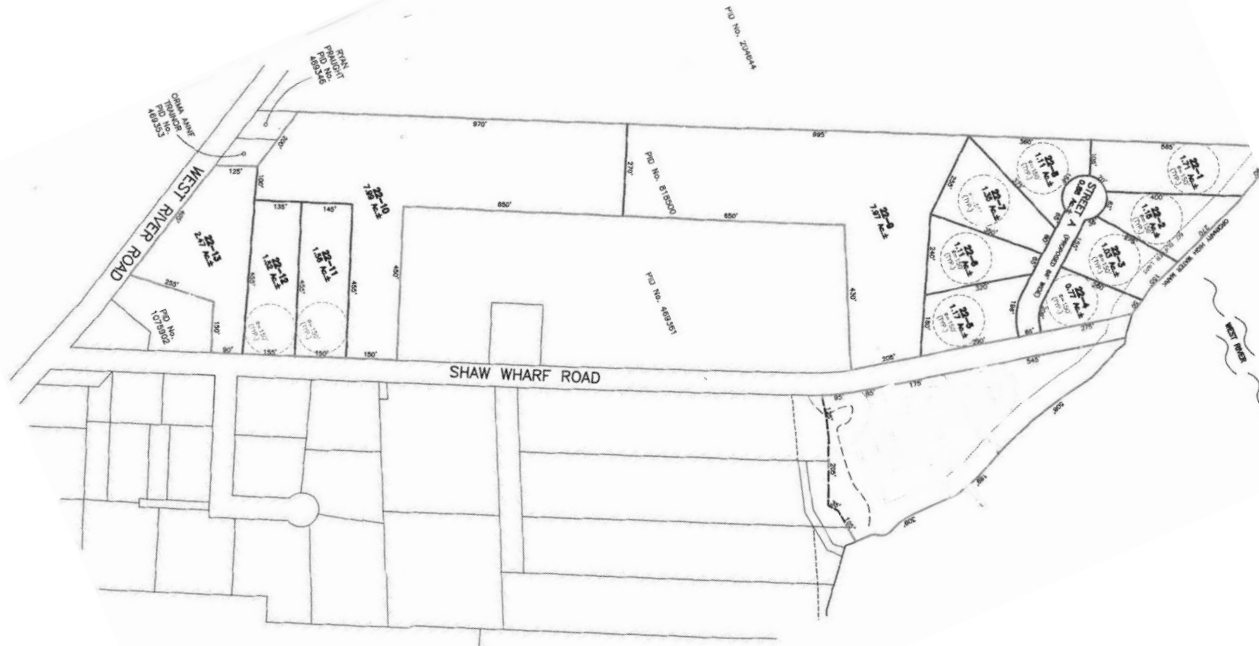
Rural Residential (RR)

Permitted uses :

- a. single-detached dwellings;
- b. duplex dwellings and semi-detached dwellings;
- c. apartment dwellings; and
- d. townhouse dwellings.

Proposal:

To rezone 34 Acres from Rural Area(RA) to Rural Residential (RR) to subdivide the parcel into 13 residential lots.





Comments or
Questions?

