



Rural Municipality of West River Public Meeting (Rezoning PID 818500) Minutes

Meeting No	2024-03	Time	6:00 PM
Session	Special - Public	Date	Thursday, February 29, 2024
Chair	Helen Smith-MacPhail - Mayor	Location	Afton Community Center
Adaptation status	Approved	Contact Person	Laala Jahanshahloo - CAO
Attendance	Mayor Helen Smith-MacPhail, Councillor Aaron MacEachern, Councillor Ryan Roggeveen, Councillor Lillian MacCannell, Laala Jahanshahloo – CAO, Satyajit Sen - Special Advisor, Mirko Terrazzas – Development Officer, Sterling Buchanan – Applicant		

▪ Call to Order

Mayor Helen Smith-MacPhail called the meeting to order at 6:00 PM.

Mayor Helen Smith-MacPhail gave a land acknowledgement, welcomed everyone, and introduced Council and Planning Board Committee members present, including the Applicant, CAO, Development Officer, and Special Advisor.

She reminded the attendees:

- To sign the roster so that we can record attendance.
- CAO will take minutes of the Meeting.
- The meeting will be conducted in a mannerly order.
- That written feedback would be accepted until March 8, 2024, at 6 P.M.

▪ Adoption & Approval of Agenda

The agenda was approved as circulated. It was moved by Councillor Lillian MacCannell and, seconded by Councillor Ryan Roggeveen, unanimously carried.

▪ Declarations of Conflict of Interest

Nil

▪ **Meeting Purpose**

This is a Public Meeting pursuant to Resolution #2021-69 to consider a rezoning application for PID 818500, located at Shaws Wharf Rd, from Rural Area to Rural Residential.

▪ **Meeting Rescheduled**

- This meeting was originally scheduled for February 15 at 5 p.m., but it was cancelled due to inclement weather.
- Public Notice for the original date was published in “The Guardian” on February 7, 2024.
- 42 letters were sent to all landowners within 153 m. (502 ft.) of the boundaries of the PID 818500.
- A sign was placed on PID 818500 on February 9th, 2024, directing people to contact the municipality for specific details.
- The municipality covered the costs associated with rescheduling the meeting, including public notification and room rental.

▪ **Public Notice**

- Public Notice for the rescheduled meeting was published in “The Guardian” on February 21, 2024.
- 42 letters were sent to all landowners within 153 m. (502 ft.) of the boundaries of the PID 818500.
- A sign was placed on PID 818500 on February 9th, 2024, directing people to contact the municipality for specific details.

▪ **Development Officer Presentation**

The Municipality's Development Officer presented a development proposal to rezone 34 acres from RA to RR, subdivide into 13 residential lots of varying sizes, greater than or equal to 1 acre each near the water as well as technical information related to the rezoning application. The presentation is attached hereto forming a part of this minutes.

■ Public Input

Twenty people attended the meeting. The audience asked questions and gave feedback concerning:

- Losing the landscape and unique beauty of the vista and the necessity of protecting the viewscape
- The loss of agricultural land
- The flow of water and flooding
- Wastewater management
- Environmental impact
- Who will pay for the road
- Increased traffic and safety concerns for the current residents
- Surrounding utilities are underground, and some residents do not want utility poles nearby
- Lack of amenities in the area for the large influx of population that 72 units would create
- Possible loss of and how to preserve the view
- Some residents stated there is enough of a slope to the land that scenic views will not be impacted much
- Development is needed, and this is a good idea
- What is the buffer zone between agricultural land and residential land?
- Existing access to the beach must not be blocked
- Is it mandatory that 10% of land be dedicated to parkland?
- Will this development increase the land and property value and, consequently, raise property tax?
- Development should aim to be affordable
- Resident voiced appreciation for the process and public engagement

- Rising water levels along the shore due to the climate change
- Concerns about buffer zone, septic system and quality of well water
- Protecting the land for the next generation

▪ **Adjournment**

Mayor Smith MacPhail thanked the audience for their attendance and input. She reminded attendees that written Public Feedback is welcome until March 8th at 6 P.M.

Mr. Buchanan thanked the audience.

The Meeting Adjourned at 7:30 P.M.

Helen Smith-MacPhail

Laala Jahanshahloo

Mayor _____

Chief Administrative Officer _____

Appendix 3.1



Rural Municipality of West River

Public Meeting Rezoning Proposal PID#818500

February 29th, 2024 5pm

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

Appendix 3.1 (Continued)

Process of Meeting

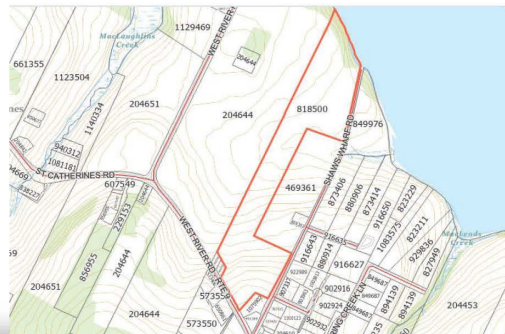
Ads in the paper. One ad 7 clear days (Feb 21) before the public meeting date.

Hold public meeting Feb 29, 2024

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



PID # 818500









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)



Appendix 3.1 (Continued)

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.

Appendix 3.1 (Continued)

