



Rural Municipality of West River Planning Board Committee Minutes

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| Meeting No | 2025-19 | Time | 6:00 PM |
| Session | Regular - Public | Date | Thursday, April 10, 2025 |
| Chair | Shaun MacArthur – Deputy Mayor | Location | Afton Community Centre |
| Adoption status | Approved | Contact Person | Susan Morse - CAO |
| Attendance | Deputy Mayor Shaun MacArthur, Councillor Aaron MacEachern, Councillor Daniel Sud, Councillor John Yeo, Councillor Steve Pollard, Susan Morse – CAO, Ehi Itua – Administrative Assistant | | |
| Regret | Mayor Helen Smith-MacPhail, Councillor Lillian MacCannell | | |
| Guest | Nil | | |

- **Call to Order**

Deputy Mayor Shaun MacArthur called the meeting to order at 6:00 PM.

- **Adoption & Approval of Agenda**

The agenda was approved as circulated. It was moved by Councillor John Yeo, seconded by Daniel Sud , and unanimously carried.

- **Declarations of Conflict of Interest**

Nil

- **Recommendation Items**

- **PLB.25.19.1** – Continuation of Land Use Bylaw Amendment to Consider

Decision Type: Action

Status: Referred

Background:

PLB.25.18.1

Description:

The Committee continued the discussion about possible amendments to the Land Use Bylaw.

Accessory Structures –The committee discussed the proposed amendments which are

- introducing a maximum size limit for accessory structures within the Rural Residential Zone. Under Land Use Bylaw#2022-04 there is currently no maximum limit for accessory structures
- adding a permitted use in Rural Area Zones to allow for the construction of up to one storage structure, not for human habitation, size limitations to be determined, provided the application complies with all other applicable sections of the Bylaw and permitted uses in the zone. The CAO noted that many rural landowners wish to build in phases, starting with a storage building and then progressing to a dwelling unit.
- increasing the size for construction of accessory structures without a permit from 64.5 sq. ft to 200 sq. ft. Section 3.2 (1) (e) allows for the construction of accessory structures of 64.5 sq. ft or less without a development permit. A permit is required to build a structure over 64.5 sq. ft, and to move anything over 215.28 sq. ft.

The Committee recommends the amendments above and referred the item to the CAO to consult with a planner regarding implementation.

Fences – Land Use Bylaw#2022-04 does not require a development permit for the construction or replacement of fences. The Committee discussed this item and recommended no amendment to Section 3.2 (1) (a).

RVs/Encampments/Etc –Land Use Bylaw#2022-04 states “No person shall use or occupy a Recreational Trailer or Vehicle other than an approved Campground, unless the Authority having jurisdiction has issued a temporary permit addressing the permitted location and terms and conditions for such use.”

Landowners frequently inquire about how to obtain electricity service for their vacant lot to set up an RV. Landowners must obtain a development permit for a main dwelling before

they can receive electric hook up from Maritime Electric. The Committee discussed relevant provisions from other Municipality's Bylaws:

- No person shall occupy an RV longer than four consecutive weeks;
- No person shall occupy a dwelling or structure where the method of water supply and sanitary waste disposal is not appropriate.

The Committee referred this item to the CAO find more information and report back.

Height Limits – Land Use Bylaw#2022-04 does not impose any height limits for residential dwellings. The Committee discussed an amendment to introduce height limits. The Committee recommends adding height limits to the Land Use Bylaw, ensuring an allowance is made for farm buildings and referred this item to the CAO to consult with a planner.

Updates on Road Standard for Subdivision – The CAO received the following information from SJ Murphy, a registered professional planner who worked on West River's Official Plan and Land Use Bylaw.

- Private roads in Municipalities are not assessed, inspected or managed by the Province.
- The primary concern with approving private roads is the implications for public health and safety.
- Emergency access is an important consideration in the event of flooding, fires, and other events.
- Approving roads without confirmed standards would expose the municipality to liability.
- To allow private roads Council would require the services of an engineer to establish minimum design and construction standards and to oversee the design and construction of private roads.
- It is not recommended that Council consider changing the current road standards.

The CAO is awaiting feedback from the Municipality's legal team on this question and will provide an update to the Committee at the next meeting. The Committee deferred this item to the next meeting.

Updates on Final Approval for Subdivisions – Survey Required – The CAO again consulted with SJ Murphy and was advised that one of the reasons for requiring a full survey was to help identify and address any other property boundary issues that may arise from or affect the proposed subdivision and/or affect any future subdivisions on the property. The CAO is awaiting feedback from the Municipality’s legal team on this question and will provide an update to the Committee at the next meeting. The Committee deferred this item to the next meeting.

- **Informational Items**

- **PLB.25.19.6 – Permit Report**

Decision Type: Information

Status: Received

Description:

The CAO presented a summary of permits issued in March 2025 by RMWR.

- **PLB.25.19.7 – Rezoning Request Update – PID#681239**

Decision Type: Information

Status: Received

Description:

The CAO provided an update regarding the rezoning process for PID#681239. A planner has been retained to provide a report. A public meeting has been scheduled for May 1, 2025, at 7 P.M. Notices have been mailed to landowners within 153m of the property. A Newspaper notice will be published, and signage will be placed on the property.

- **Questions from the Audience and Public Input**

- Nil.

- **Concern from Councillor Steve Pollard**

- Councillor Steve Pollard raised a concern regarding drones and inquired regarding prohibiting the operation of drones over private property. The CAO will investigate Provincial

legislation and report back. She suggested that the municipal office could publish a information post on Facebook to raise awareness about existing regulations.

- **Adjournment**

- Councillor Aaron MacEachern to adjourn the meeting at 6:51 PM.

Shaun MacArthur

Susan Morse

Deputy Mayor _____

Chief Administrative Officer _____