



Minutes
Town of Three Rivers
Planning Board Meeting

August 17, 2020, 7:00 pm
Cavendish Farms Wellness Centre

Members Present	Chair Councillor Jane King, Mark Baker, Reg Conohan, Tricia Johnston-Martell, Councillor Cameron MacLean, Derek Nicholson
Regrets	Jackie Bourgeois
Staff Present	Manager of Corporate Services Danielle Herring, Administrative Assistant Chelsey Leard

1. Call to Order

Chair Councillor Jane King called the meeting to order at 6:59 pm.

2. Approval of Agenda

Motion:

Moved By Councillor Cameron MacLean

Seconded By Tricia Johnston-Martell

THAT the agenda be approved as presented.

Motion Carried Unanimously

3. Disclosure of Conflict of Interest

There were none.

4. Adoption of July 20, 2020 Planning Board Minutes

Motion:

Moved By Reg Conohan

Seconded By Councillor Cameron MacLean

THAT the minutes of the July 20, 2020 Town of Three Rivers Planning Board be adopted as written.

Motion Carried Unanimously

5. Items to be Addressed**5.1 PID 689646 Subdivision - 5 lot subdivision, Rte 17 Lower Montague**

Motion:

THAT the application to subdivide property PID 689646 be recommended for approval subject to three (3) copies of the survey plan certified by an accredited member of the Association of Prince Edward Island Surveyors has been submitted to the Planning and Development Officer showing the location of the survey pins. It is recommended that Council choose option (B) under section 17.9. That Council require a cash payment equivalent to (10%) of the value of the un-subdivided land.

Amendment:

Motion:

Moved By Reg Conohan

Seconded By Derek Nicholson

THAT the application to subdivide the property PID 689646 be recommended for approval as a 3 lot subdivision pending the signing of a subdivision agreement between the Town and the Developer. The Subdivision Agreement will address the recommendation under Section 17.9 of the Community of Lower Montague Zoning and Subdivision Control Bylaw; 10% of the land included in the subdivision be dedicated and deeded to the Community. Final approval will include the signing of the Subdivision Agreement and providing three copies of the survey plan certified by an accredited member of the Association of Prince Edward Island surveys being submitted to the Planning and Development Officer showing the location of the survey pins.

Motion Carried Unanimously

5.2 PID 1026228 Development Permit - Residence Building, Great Wisdom Buddhist Institute, 806 Brudenell Point Road

Motion:

Moved By Councillor Cameron MacLean

Seconded By Mark Baker

IT IS RECOMMENDED to approve the development permit to construct a new residence building on PID 1026228 in compliance with Section 13 of the Brudenell Zoning Bylaw subject to the approval of their storm water management plan.

Motion Carried Unanimously

5.3 PID 484675 Variance - One foot height increase to accessory building - 126 Grafton Street

Motion:

Moved By Mark Baker

Seconded By Tricia Johnston-Martell

THAT the development permit application for an accessory building with the request of a 1ft variance on parcel 484675 be recommended for approval with the understanding that section 16.1.3 of the Town of Georgetown Zoning and Subdivision Control (Development) Bylaw be followed as written. Within seven days after granting a variance, the Development Officer or CAO shall give notice in writing of the variance granted to every assessed owner whose property is within 30 m (98 ft) of the subject property and Section 16.1.4, the notice shall (a) describe the variance granted and the rationale for granting the variance (b) Identify the lot(s) where the variance is granted; and (c) set out the right to appeal the decision to Council. All timelines are set out in Section 16.1.4 of the Bylaw.

Motion Carried Unanimously

5.4 PID 152645 to PID 166082 Subdivision and lot addition -11.2 acres from PID 152645 to PID 166082, Brudenell Pt. Road & Robertson Road

Motion:

Moved By Councillor Cameron MacLean

Seconded By Reg Conohan

THAT the application to subdivide parcels 152645 and 166082 be recommended for approval subject to three copies of the survey plan certified by an accredited member of the Association of Prince Edward Island Surveyors has been submitted to the Planning and Development Officer showing the location of the survey pins. The applicant also needs to fill out the proper application for permission to subdivide as currently they have their request on a development application form.

Motion Carried Unanimously

6. Other

7. Adjournment

Motion:

Moved By Mark Baker

Seconded By Tricia Johnston-Martell

THAT the meeting be adjourned.

Motion Carried Unanimously

The meeting was adjourned at 7:39 pm.

Jane King

Chair Councillor Jane King