



Minutes
Town of Three Rivers
Planning Board Meeting

November 2, 2020, 6:00 pm
Kings Playhouse

Members Present	Chair Councillor Jane King, Jackie Bourgeois, Reg Conohan, Tricia Johnston-Martell, Councillor Cameron MacLean, Derek Nicholson
Regrets	Mark Baker
Staff Present	Planner I Planner Ayla Alves, Administrative Assistant Chelsey Leard
Others Present	4 public, Consultant Samantha Murphy

1. Call to Order

Chair Councillor Jane King called the meeting to order at 6:00 pm.

2. Approval of Agenda

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 was none.

4. Adoption of October 5, 2020 Minutes

Moved By Jackie Bourgeois

Seconded By Reg Conohan

THAT the minutes of the October 5, 2020 Town of Three Rivers Planning Board be adopted as written.

Motion Carried Unanimously

5. Items to be Addressed

5.1 Potential Permit Extension PID 253062, 408 St. Andrew's Point Road, Lower Montague

Moved By Jackie Bourgeois

Seconded By Councillor Cameron MacLean

It is recommended to Council that one further and final 12-month extension of the permit LMB-015-18 (permit #) on 408 St. Andrew's Point Road (PID 253062) in Lower Montague for a 30-foot by 50-foot (1500 square feet) home on an 8.5-acre (3.43 hectare) property, subject to the following conditions being met prior to the extension being granted:

1. That the application be resubmitted on the Town of Three Rivers Development Permit Application form to ensure full documentation for the record, and a replacement permit is issued by Three Rivers be distributed to the applicant; and
2. That the applicant submit a copy of all required documentation regarding approval and siting of the existing septic system and well, including the perc test.

Motion Carried Unanimously

5.1.1 Public Input

5.2 Development Permit Application Lot #19, PID 169102, Grafton St., Georgetown

Moved By Reg Conohan

Seconded By Tricia Johnston-Martell

It is recommended that the Development Permit Application for a 32 foot by 32 foot (1024 square feet) single-family dwelling on Lot 19 on Grafton Street be approved, on the condition that: the applicant has obtained a permit for a well pursuant to subsection 5(4) of the Environmental Protection Act Water Well Regulations and has provided the Town with a copy of the installation certificate; and pending the deed and transfer of land from the Town's solicitor in regards to Lot #19, Grafton Street, Georgetown, in accordance with the provisions set out in the Georgetown Residential Development Project.

Motion Carried Unanimously

5.2.1 Public input

5.3 Development Permit Application PID 195495, Donald MacLeod Drive, Montague

Moved By Councillor Cameron MacLean
Seconded By Derek Nicholson

It is recommended that the preliminary approval of the Development Permit application be based on the following conditions:

The applicant obtains a building permit from the Province that ensures the proposed development meets Building Code standards, and the applicant provides the Town with a copy of the Provincial Building Permit.

Once the Building Permit is obtained by the applicant and a copy has been provided to the Town, Planner 1 recommends the approval of the Development Permit Application as it meets the intentions and policies of the Town of Montague Zoning Bylaw (2017) and The Town of Montague Official Plan (2017), and the development does not conflict with the existing land uses of the surrounding properties. The new Development Permit would supersede permit # TR-34-20/3110. Permit TR-34-20/3110 would need to be returned to the Town before a new permit would be distributed.

Motion Carried Unanimously

5.3.1 Public Input

5.4 Severance & Lot Consolidation PID 690057, 86 Tower Road, Brudenell

Moved By Councillor Cameron MacLean
Seconded By Reg Conohan

It is recommended that:

1. Planning Board recommend that Council grant preliminary approval to:
 - a. The proposed severance of 1.48 acres to create a new parcel (Lot 19-3); and
 - b. The proposed severance of 0.77 acres (Parcel A) from Parcel 690057 and consolidation of said parcel with 68 Tower Road (PID 680165), to create Lot 19-2.
2. That final approval of the application would be subject to the condition that the applicant provides copies of letters from the owners of the right-of-ways on Tower Road granting the applicant access to the proposed lot, said right-of way agreements to be registered and a copy thereof to be provided to the Town, and that all requirements of section 14.5 of the Bylaw are met.

Motion Carried Unanimously

5.4.1 Public Input

5.5 Development Permit Application PID 197426, 24 Queens Road, Montague

Moved By Jackie Bourgeois
Seconded By Derek Nicholson

It is recommended that the Town of Three Rivers approve the development permit application for the proposed 56'-1 ½" foot by 107'-2" foot (6,000 sq. ft.) building on the subject property. Planning board also recommends that they incorporate as many energy efficient features as possible and look into sustainable building designs.

Motion Carried Unanimously

5.5.1 Public Input

5.6 Development Permit Application PID 1110238, Chessel's Lane, Lower Montague

Moved By Reg Conohan
Seconded By Tricia Johnston-Martell

That the Variance Application for an accessory building on PID 1110238 be approved based on written consent from current landowners adjacent PID 1110238.

Motion Carried Unanimously

5.6.1 Public Input

5.7 Development Permit Application PID 196469, 571-575 Main Street, Montague

Moved By Tricia Johnston-Martell
Seconded By Councillor Cameron MacLean

It is recommend that the development permit application for a new parking area on parcel 196295 at 575 Main Street be approved, subject the completion by the applicant of the requirements set by Council in Motion 20-141 on July 29, 2020, being the submission of (1) a storm water management plan for the service station site including the new parking area, and (2) 6 copies of the plan, certified by an accredited member of the association of Prince Edward Island Surveyors, showing the location of the survey pins.

Motion Carried Unanimously

5.7.1 Public Input

6. Other

Planner 1 provided an update on where things are with Fotenn - logo and survey for the official plan have been received, the next step is to get it out to the public. Looking into mailouts, waiting on a quote from Canada Post.

Jackie requested that the agenda information be provided more in advance. Preferably the Monday before the meeting. Efforts will be taken to make this happen.

7. Adjournment

The meeting was adjourned at 8:05pm

Moved By Jackie Bourgeois

Seconded By Councillor Cameron MacLean

THAT the meeting be adjourned.

Motion Carried Unanimously

Jane King

Chair Councillor Jane King