



Minutes
Town of Three Rivers
Planning Board Meeting

April 8, 2021, 7:00 pm
Cavendish Farms Wellness Centre

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

1. Call to Order

Chair Councillor Jane King called the meeting to order at 7:00 pm.

2. Approval of Agenda

Moved By Tricia Johnston-Martell
Seconded By Derek Nicholson

THAT the agenda be approved as written.

Motion Carried Unanimously

3. Disclosure of Conflict of Interest

There was none.

4. Adoption of March 4, 2021 Minutes

Moved By Jackie Bourgeois
Seconded By Councillor Cameron MacLean

THAT the minutes of the March 4, 2021 Town of Three Rivers Planning Board be adopted as written.

Motion Carried Unanimously

5. Presentations and Delegations

No speakers.

6. Items to be Addressed

6.1 Rescind Resolution 21-049 Approved by Council on March 8, 2021

Moved By Jackie Bourgeois

Seconded By Mark Baker

THAT resolution 21-049 approved by Council on March 8, 2021 be rescinded.

Motion Carried Unanimously

6.2 Application for Severance and Lot Consolidation, PIDs 931048, 799197 & 1029875, Doctor Wen Drive, Brudenell

Moved By Councillor Cameron MacLean

Seconded By Reg Conohan

THAT Planning Board recommend to Council that the request to

a) Sever 0.15 acres (Parcel A) from PID 931048; and

b) Consolidate Parcel A and PID 1029875 (Lot 3) with PID 799197

be approved, subject to the submission of 6 copies of a final plan of survey showing the exact dimensions of the proposed lot, as well as all existing buildings on the subject properties, certified by a Prince Edward Island Land Surveyor.

Motion Carried Unanimously

6.3 Application for Lot Consolidation, PID 521773 & 166223 & 605758, 101 Hollow Pine Lane, Brudenell

Moved By Councillor Cameron MacLean

Seconded By Tricia Johnston-Martell

THAT Planning Board recommend to Council that the application for the proposed consolidation of PID 521773 (± 0.27 acres), PID 166223 (± 0.27 acres) and PID 605758 (± 0.27 acres) be approved on the condition that the applicant provide 6 copies of a final plan of survey showing the exact dimensions of the proposed lot certified by a Prince Edward Island Land Surveyor.

Motion Carried Unanimously

6.4 Application for Severance & Lot Consolidation, PID 193870 & 425637, Dunwishin Lane, Lower Montague

Moved By Jackie Bourgeois

Seconded By Councillor Cameron MacLean

THAT Planning Board recommend to Council that the application for the proposed severance of ± 0.15 acres (Parcel 20-B) from PID 193870 and the consolidation of Parcel 20-B with PID 425637 to create Lot 20-2, and the severance of ± 0.95 acres (Parcel 20-A) from PID 425637 and the consolidation of Parcel 20-A with PID 193870 to create Lot 20-1, as shown on the preliminary plan by Bernard Land Surveys drawing no. 20-58 dated March 17, 2021 be approved on the condition that the applicant provide 6 copies of a final plan of survey showing the exact dimensions of the proposed lots certified by a Prince Edward Island Land Surveyor.

Motion Carried Unanimously

6.5 Application for Lot Severance, PID 890988, Kent Street, Georgetown

Moved By Derek Nicholson

Seconded By Tricia Johnston-Martell

THAT Planning Board recommend to Council that the application for the proposed severance of ± 1.18 acres (Lot 20-1) from PID 890988, and the adoption of the plan of survey showing the remaining parent parcel PID 890988 (± 7.82 acres) as one single parcel as shown on the survey plan by the Province's Department of *Transportation and Infrastructure* file no. 19-119-S01 dated July 2, 2020 be approved on the conditions that (1) the divestiture of the land (Lot 20-1) is approved and (2) the rezoning of the property from R1 to R3 is approved.

It is further recommended that a new perimeter deed describing the outer boundaries of the remnant of PID 890988 be registered with the Province.

Motion Carried Unanimously

6.6 Application for Rezoning, PID 890988, Kent Street, Georgetown

Moved By Tricia Johnston-Martell

Seconded By Reg Conohan

THAT Planning Board recommend to Council that a public meeting be held to provide members of the public with an opportunity to provide comment on the proposed rezoning of parcel 890988 on Kent Street in Georgetown from R1 to R3 under the Town of Georgetown Development Bylaw.

Motion Carried Unanimously

6.7 Application for Rezoning, PIDs 195537, 195511, 195529 & 195552, Annear Drive, Main Street & Donald MacLeod Drive, Montague

Moved By Mark Baker

Seconded By Councillor Cameron MacLean

THAT Planning Board recommend to Council that a public meeting be held to provide members of the public with an opportunity to provide comment on the proposed rezoning of parcels 195537, 195511, 195529, and 195552 in Montague from R1 to R2 under the Montague Zoning Bylaw.

Motion Carried Unanimously

7. Other

7.1 Updates

Updates were presented as written.

There was a discussion about the planning board getting together more frequently for informal meetings. Possibly to go over the assignment being sent out by Fotenn.

It was also mentioned that as we head into a busier time for development, having two planning board meetings per month as opposed to one, might need to be considered.

8. Adjournment

The meeting was adjourned at 7:38 PM

Moved By Mark Baker

Seconded By Tricia Johnston-Martell

THAT the meeting be adjourned.

Motion Carried Unanimously

Jane King

Chair Councillor Jane King