



Minutes
Town of Three Rivers
Planning Board Meeting

May 3, 2021, 6:00 pm
Cavendish Farms Wellness Centre

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| Members Present | Chair Councillor Jane King, Jackie Bourgeois, Reg Conohan, Tricia Johnston-Martell, Councillor Cameron MacLean, Derek Nicholson |
| Regrets | Mark Baker |
| Staff Present | Manager of Corporate Services Danielle Herring, Planner I Ayla Alves, Administrative Assistant Chelsey Leard, Administrative Assistant Chantale Ansems |
| Others Present | Mayor Ed MacAulay, Deputy Mayor Debbie Johnston, Councillor Larry Creed, Councillor John MacFarlane, Councillor David McGrath, Councillor Paul Morrison, Councillor Ronnie Nicholson, 1 Audio/Tech |

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 Reg Conohan

THAT the agenda be approved as written.

Motion Carried Unanimously

3. Disclosure of Conflict of Interest

There was none.

4. Adoption of April 8, 2021 Planning Board Minutes

Moved By Reg Conohan

Seconded By Jackie Bourgeois

THAT the minutes of the April 8, 2021 Town of Three Rivers Planning Board be adopted as written.

Motion Carried Unanimously

5. Presentations and Delegations

There were no speakers.

6. Items to be Addressed

6.1 Application for Variance - PID 171249, 65 Grafton Street, Georgetown

Moved By Councillor Cameron MacLean

Seconded By Tricia Johnston-Martell

THAT Planning Board recommend to Council that the King's Playhouse request for a minor variance of 6.67% to permit the 4 ft. by 8 ft. sign on the 10 ft. by 30 ft. wall facing Grafton Street be approved.

Carried

2 opposed

6.2 Application for Variance - PID 193680, 6 Apple Tree Lane, Lower Montague

Moved By Tricia Johnston-Martell

Seconded By Councillor Cameron MacLean

THAT Planning Board recommend to Council that the application for a variance to permit the proposed development of the accessory structure within the front yard of the property be approved as the proposed location of the accessory structure is not an intentional disregard for the requirements of the bylaws and meets the criteria established in the bylaw for a variance.

Carried

1 opposed

6.3 Application for Severance - PID 198887, 504 Main Street, Montague

Moved By Jackie Bourgeois

Seconded By Derek Nicholson

That Planning Board recommend to Council that the application for the proposed severance of Lot 21-1 (\pm 0.51 acres) from PID 198887 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 as shown on the preliminary plan by Locus Surveys Ltd. drawing no. 21081-S01 dated April 14, 2021.

Motion Carried Unanimously

6.4 Application for Private Utility (Ground Mount Solar Panels) - PID 593459, 130 Sunset Cove Drive, Lower Montague

Moved By Reg Conohan

Seconded By Councillor Cameron MacLean

THAT Planning Board recommend to Council that the application for a private utility structure of ground mounted solar panels (40.80 ft. by 10.5 ft.; 428.4 sq. ft.) on PID 593459 be approved on the condition the applicant submit plans stamped and signed by a certified engineer.

Motion Carried Unanimously

6.5 Application for Private Utility (Ground Mount Solar Panels) - PID 842690, 442 Roma Point Road, Brudenell

Moved By Councillor Cameron MacLean

Seconded By Jackie Bourgeois

THAT Planning Board recommend to Council that the application for a private utility structure of a ground mounted solar panels in the front yard (46 panels; 158.32 ft. by 6.91 ft.; 1094 sq. ft.) and a ground mounted solar panels in the side yard (12 panels; 41.3 ft. by 6.91 ft.; 285.383 sq. ft.) on PID 842690 be approved on the condition the applicant submit plans stamped and signed by a certified engineer.

Motion Carried Unanimously

6.6 Application for Temporary Use - PID 1032739, 19 Wight Birch Crescent, Lower Montague

Moved By Jackie Bourgeois

Seconded By Reg Conohan

THAT Planning Board recommend to Council that the Temporary Recreational Trailer/Vehicle application at 19 Wight Birch Crescent for 120 days be approved with an effective date of July 1st, 2021 on the condition that the applicant provide sufficient information as to how water and wastewater will be handled, and that the method is acceptable.

Motion Carried Unanimously

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

Moved By Derek Nicholson
Seconded By Tricia Johnston-Martell

THAT Planning Board recommend to Council that the Town of Montague Zoning Bylaw 2017 (2016-02) be amended to change the designation of PIDs 195537, 195511, 195529 & 195552 on the Montague Zoning Map from R1 (Residential Single Family) to R2 (Two Family Residential).

Motion Carried Unanimously

6.8 Application for Rezoning - PID 890988, Lot 20-1 Kent Street, Georgetown

Moved By Councillor Cameron MacLean
Seconded By Jackie Bourgeois

THAT Planning Board recommend to Council that the Town of Georgetown Zoning & Subdivision (Development) Bylaw (2018) be amended to change the designation of proposed Lot 20-1 on Kent Street (PID 890988) on the Georgetown Zoning Map from R1 (Single Unit Residential) to R3 (Multiple Unit Residential).

Motion Carried Unanimously

6.9 Application to Permit a Non-Conforming Use - PID 165746, 256 Brudenell Point Road, Brudenell

Moved By Derek Nicholson
Seconded By Reg Conohan

THAT Planning Board Recommend to Council that the request to permit warehousing as a use on the property be approved as a use deemed to be legally non-conforming on this property.

Motion Carried Unanimously

6.10 Application for Variance - PID 252346, Lot 35 Jack Annear Crescent, Lower Montague

Councillor Cameron MacLean asked if Jack Annear Crescent was already a 66 foot right of way, Planner 1 confirmed that it is.

Moved By Jackie Bourgeois
Seconded By Councillor Cameron MacLean

THAT Planning Board recommend to Council that the request for major variance be approved on the condition that the owners of the adjoining

properties provide comment and have no issue with the reduced lot front and flanking yard setbacks.

Motion Carried Unanimously

7. Official Plan/Issues & Options Report

Council joined the Planning Board meeting to discuss the Issues & Options Report. Sections 11.1 - 11.7 of the report were discussed. It was agreed between the Board and Council they would meet again at the June 7 Planning Board Meeting.

8. Adjournment

The meeting was adjourned at 8:19pm.

Moved By Tricia Johnston-Martell

Seconded By Councillor Cameron MacLean

THAT the meeting be adjourned.

Motion Carried Unanimously

Jane King

Chair Councillor Jane King