



Minutes
Town of Three Rivers
Special Planning Board Meeting

October 21, 2021, 6:00 pm
Kings Playhouse

Members Present	Chair Councillor Jane King, Mark Baker, Reg Conohan, Tricia Johnston-Martell (via Zoom), Councillor Cameron MacLean, Derek Nicholson, Jackie Bourgeois (via Zoom)
Staff Present	Manager of Corporate Services Danielle Herring, Administrative Assistant Chelsey Leard, Planning Technician Patrick Donahoe, Development Officer Michael Olubiyi
Others Present	1 Audio Tech, 5 Public

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 Mark Baker

THAT the agenda be approved with the addition of item 5.3 Other.

Motion Carried Unanimously

3. Disclosure of Conflict of Interest

Planning Technician Patrick Donahoe disclosed a conflict of interest with Item 5.1.

4. Presentations and Delegations

Planning Technician Patrick Donahoe left the meeting at 6:03 pm.

Joanne Donahoe spoke on behalf of MDB Ventures Inc., she expressed frustration with the Three Rivers bylaws and the length of time it took for the application to be brought forward to Planning Board for review.

Martina MacDonald also spoke on behalf of MDB Ventures Inc., she expressed frustration with the application process.

5. Items to be Addressed

5.1 Application to Subdivide twenty (20) Lots for Single Family Homes/ PID #166256, Robertson Road – Route 319, Brudenell

Manager of Corporate Services and the Development Officer addressed the Planning Board explaining the reasoning behind the Planning Department's recommendation for a public road to be constructed. Section 6.3.1 of the Brudenell Zoning Bylaw states "No development permit shall be issued unless the lot or parcel of land intended to be used or on which the building or structure is to be erected abuts and fronts on a public street", and section 15.1.1 (e) of the Brudenell Zoning Bylaw states "No person shall subdivide land with the boundaries of Brudenell unless the subdivision has convenient public street access".

She further explained that the Brudenell Zoning Bylaw exceeds what is required by the Provincial Government regrading roads for subdivisions, private road vs. public road.

The Planning and Development Officer as well as the Manager of Corporate Services believe the intent is clear and the interpretation of the quoted sections are clear, however, Subsection 3.2.8 of the 2019 Brudenell Zoning Bylaw states "Where an application is not entirely clear in its intent, or where an application does not appear to conform with the Zoning and Subdivision Bylaws applicable to Brudenell or any laws that may be in force, The Development Officer shall submit the application to the Planning Board for interpretation and instruction."

Planning Board took into consideration the information that was presented to them by several of the MDB Venture's Inc. applicants. There was discussion about what has been permitted in other subdivisions located on private roads throughout Three Rivers. There was also discussion about how the Brudenell Bylaw does not provide a definition for "Public Road", therefore, Planning Board felt it would be appropriate to follow the Provincial Government's rules and guidelines for public roads vs. private roads for subdivisions.

Moved By Mark Baker

Seconded By Derek Nicholson

THAT the Planning Board make recommendation to Council the approval of the application to subdivide twenty (20) lots being PID #166256, Robertson Road, Route 319, Brudenell on the following conditions:

- Provide the Town with six (6) copies of the certified survey plan
- Subdivision road is to meet provincial standards for road construction with the exception of asphalt and be surfaced with gravel
- Developer enters into a subdivision agreement with the Town of Three Rivers

Motion Carried Unanimously

**5.2 Application for Development, PID 379164 – Single Unit Dwelling
Development on a Public Road, Corner of Glenelg Street & West Street,
Georgetown**

Planning Technician Patrick Donahoe re-joined the meeting at 6:57 pm.

Moved By Derek Nicholson

Seconded By Councillor Cameron MacLean

THAT Planning Board recommends to Council to approve a Single-Unit Dwelling for a 26ft x 24 ft., development that has a total dwelling floor area of 624 sq. ft. and a porch area of 160 sq. ft for PID # 379164.

Motion Carried Unanimously

5.3 Other

5.3.1 Planning Board Agendas

Manager of Corporate Services Danielle Herring reminded Planning Board members that agendas are sent out as per the Procedural Bylaw. Any requests for change would need to go before Council.

There was a discussion about the possibility of moving the Planning Board meetings from Monday to a day later in the week. Danielle will discuss with the CAO and let the board know.

5.3.2 Public Rezoning Meeting

A public rezoning meeting will happen Monday, November 2nd at 6pm to consider two matters. Main Street/Annear Drive/Donald MacLeod Drive, Montague and Lot 20-1 Kent Street, Georgetown – Zoning Bylaw Amendment.

5.3.3 Policies & Procedures

Planning Board member Derek Nicholson asked that an item be added to the November planning board meeting to allow for discussion on Planning Board policies and procedures.

6. Adjournment

The meeting was adjourned at 7:17 pm.

Moved By Reg Conohan

THAT the meeting be adjourned.

Motion Carried Unanimously

Jane King

Chair Councillor Jane King