



**Minutes**  
**Town of Three Rivers**  
**Planning Board Meeting**

December 6, 2021, 6:00 pm  
Web

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

**1. Call to Order**

Chair Councillor Jane King called the meeting to order at 6:01 PM.

**2. Approval of Agenda**

**Moved By** Jackie Bourgeois  
**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 Minutes**

**4.1 Adoption of October 21, 2021 Special Planning Board Meeting Minutes**

**Moved By** Mark Baker  
**Seconded By** Jackie Bourgeois

THAT the minutes of the October 21, 2021 Town of Three Rivers Special Planning Board be adopted as written.

**Motion Carried Unanimously**

**4.2 Adoption of November 2, 2021 Planning Board Meeting Minutes**

**Moved By** Reg Conohan  
**Seconded By** Tricia Johnston-Martell

THAT the minutes of the November 2, 2021 Town of Three Rivers Planning Board be adopted as written.

**Motion Carried Unanimously**

#### **4.3 Adoption of November 2, 2021 Public Rezoning Meeting Minutes**

**Moved By** Tricia Johnston-Martell  
**Seconded By** Mark Baker

THAT the minutes of the November 2, 2021 Town of Three Rivers Public Rezoning Meeting be adopted as written.

**Motion Carried Unanimously**

#### **5. Presentations and Delegations**

There were none.

#### **6. Items to be Addressed**

Planning Board Member Derek Nicholson asked about meeting notification and if the applicants on the agenda were notified about the change of venue. Manager of Corporate Services Danielle Herring said that notification was posted on the Town's website and social media, it is not a requirement that staff contact the applicants to let them know unless the applicant had previously informed staff of intentions to attend. There were no applicants or members of the public registered to attend this meeting.

##### **6.1 Subdivision Application - PID 1032663, Route 17, Lower Montague**

**Moved By** Jackie Bourgeois  
**Seconded By** Reg Conohan

THAT Planning Board recommends to Council that the proposed severance of a 23.73-acre lot from a 44.1-acre lot, PID#1032663, Route 17 be approved on the following conditions:

1. The subdivision has been surveyed and the survey plan has been certified by a Prince Edward Island Land Surveyor & the planning department has received 7 copies.
2. The survey plan has been submitted for recommendations to any appropriate provincial or federal government departments;
3. All transactions involving the transfer of money or land in conjunction with the subdivision have been made to the satisfaction of Council.
4. A digital file containing the (real earth) geographic co-ordinates of said plan of subdivision has been submitted.

**Motion Carried Unanimously**

**6.2 Development Application - PID 1128545, 19 Blue Heron Crescent, Lower Montague, Single Family Dwelling**

There was a discussion about the second condition included in the recommendation. That "an agreement is registered in the PEI Registry Office, binding on all landowners abutting or fronting on the private right-of-way providing for the long-term ownership and maintenance of the right-of-way, such agreement shall be binding on all heirs, successors, and assigns of the current property owners" and it was decided to remove that condition and make it a recommendation to the applicant instead.

**Moved By** Derek Nicholson

**Seconded By** Mark Baker

THAT Planning board recommend to Council to approve an 1848 sq.ft single unit dwelling located on 19 Blue Heron Cres, PID 1128545 provided it meets all the requirements of the Community of Lower Montague Development Bylaw.

Condition of approval:

1. Septic Lot Categorization meets minimum lot size and minimum circle diameter requirements.

**Motion Carried Unanimously**

**6.3 Development Application - PID 171082, 30 Victoria Street, Georgetown, Detached garage and above ground pool (with fence)**

Development Officer Lee Kenebel told the Planning Board that he tried to work with the applicant regarding this application to come up with a development that would not require such a variance, but the applicant wasn't willing to negotiate. Planning Board Member Mark Baker thanked Lee for negotiating with the applicant and trying to make it work.

**Moved By** Jackie Bourgeois

**Seconded By** Reg Conohan

THAT for reasons of excessive height, subsequent impact upon the local residential environment and wider impact upon the character for Georgetown that Planning Board recommend to Council to refuse this application for a detached garage measuring 28 ft. (8.53m) x 36 ft (10.97m) x 24 ft. (7.31m) in height, together with the 25 ft. x 15 ft above ground pool with 6 ft. (1.8m) security fence at 30 Victoria Street Georgetown, PID 171082.

**Motion Carried Unanimously**

**7. Other**

**7.1 Official Plan and Development Bylaw Draft Documents**

Manager of Corporate Services Danielle Herring spoke about the Official Plan public engagement session. Feedback received from the public at the session and before or after, was forwarded to Fotenn. Still waiting for comments from Council and Planning Board members. Chair Councillor Jane King suggested that Planning Board discuss the drafts on four occasions, early January, at the January 27 Planning Board meeting and twice in February. There were questions about if these meetings must be open to the public or not, Danielle was going to double-check with Municipal Affairs. Comments from the public, anonymous or not, will be accepted until Friday, January 14th. Reminders about public feedback will be posted on the Town website and social media.

**8. Adjournment**

The meeting was adjourned at 7:02 PM.

**Moved By** Jackie Bourgeois

THAT the meeting be adjourned.

**Motion Carried Unanimously**

*Jane King*

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Councillor Jane King, Chair