



Minutes
Town of Three Rivers
Special Planning Board Meeting

January 13, 2022, 6:00 pm
Web

Members Present	Chair Councillor Jane King, Mark Baker, Tricia Johnston-Martell, Councillor Cameron MacLean, Derek Nicholson, Reg Conohan
Staff Present	Manager of Corporate Services Danielle Herring, Development Officer Lee Kenebel, Planning Technician Patrick Donahoe, Administrative Assistant Chelsey Leard
Others Present	1 public

1. Call to Order

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

4.1 Adoption of December 6, 2021 Planning Board Meeting Minutes

Moved By Tricia Johnston-Martell

Seconded By Reg Conohan

THAT the minutes of the December 6, 2021 Town of Three Rivers Planning Board be adopted as written.

Motion Carried Unanimously

6. Items to be Addressed

6.1 Official Plan Draft Document Discussion

Keynotes from Minutes

Derek- definition of “**and related matters**” is fairly wide in scope, is it environmental issues? Or social? Would be nice if it was clearly defined.

Jane - would like clarification on “**water lots**” such as in Georgetown & Cardigan

Tricia: Clarification on what is an **accessory building**.

Derek: clarification in the section of “**alter**”, to alter the footprint of the building

Animal Hospital definition should be more clear on the acceptability of treating larger farm animals at the premises or at the farm.

Building Height – needs more clarification when it comes to “**grade**” definition (p.7)

Campground - Mark – no issue with definition, not a permitted use in any zone. Maybe should find a home for it?

Cemetery – include pet cemetery in the definition or have it as its own.

Crematoriums – why would we want to exclude it? Should have a separate definition for a **crematorium**, see how it would fit into the bylaws, and what zone, and a separate definition for **pet cemetery**

Community Garden – Reg - unclear on definition – needs a stronger definition

More clarification should be provided on ‘removing vegetation’ as part of the definition of development

Mark - Need to insert- **condominium** definition – 4.4.3 is referenced in the document, but not defined.

Dwelling - this is where we should insert **condominium** and should define the difference between commercial and residential condominiums.

More clarity on **duplex, multiple unit, and row dwellings** definitions. Make them clear and that we understand them as they relate to Three Rivers.

Summer Cottage - a stronger definition that can be enforced

Homebased Business – “services on a small scale” drop the “small scale” a lot of businesses working from home.

Kennel – do they have to be bred in order for it to be a kennel? Some kennels don’t breed, have overnight kennels. Change the **and** to an **or**.

Jane: Anyone who has issues with the definitions – email them to our group, to get more clarification. Move on from the definitions for our next meeting.

7. Adjournment

The meeting was adjourned at 8:01 PM.

Moved By Councillor Cameron MacLean

Seconded By Tricia Johnston-Martell

THAT the meeting be adjourned.

Motion Carried Unanimously

Jane King

Councillor Jane King, Chair