



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

February 24, 2022, 6:00 pm  
Cavendish Farms Wellness Centre

Members Present	Chair Councillor Jane King, Mark Baker, Reg Conohan, Tricia Johnston-Martell, Councillor Cameron MacLean, Derek Nicholson
Staff Present	Manager of Corporate Services Danielle Herring, Development Officer Lee Kenebel, Planning Technician Patrick Donahoe, Administrative Assistant Chelsey Leard
Others Present	4 public

**1. Call to Order**

The meeting was called to order at 6:01 PM

**2. Approval of Agenda**

**Moved By** Reg Conohan

**Seconded By** Derek Nicholson

THAT the agenda be approved as written.

**Motion Carried Unanimously**

**3. Disclosure of Conflict of Interest**

Tricia Johnston-Martell declared a conflict with Item 6.5 and Derek Nicholson a conflict with Item 6.1.

**4. Presentations and Delegations**

There were none.

**5. Adoption of Minutes**

**6. Items to be Addressed**

**6.1 Development Application - PID 1044866, 41 Kent Street, Georgetown**

Derek left the meeting at 6:07 PM.

**Moved By** Reg Conohan

**Seconded By** Tricia Johnston-Martell

THAT Planning Board recommend to Council that the change of use of the Kent Square retail mall located at 41 Kent Street, Georgetown, PID 1044866 to provide five short term accommodation units be approved subject to the below conditions:

Condition 1: That a development agreement which addresses parking provision, snow removal and road maintenance be signed by the applicant and the applicant shall bear the reasonable costs of its preparation.

**Motion Carried Unanimously**

**6.2 Development Application - PID 1107382, 805 Brudenell Point Road, Brudenell**

Derek returned at 6:15 PM.

**Moved By** Councillor Cameron MacLean  
**Seconded By** Mark Baker

THAT Planning Board recommend to Council that the proposed monastery dormitory measuring 74.7 metres x 24.6 metres x 13.715 metres in height and accessory building measuring 21metres x 35.5 metres x 7.83 metres in height and associated site works be approved as it has been found to meet the requirements of the Town of Three Rivers Brudenell Official Plan 2019 and the Town of Three Rivers Brudenell Zoning Bylaw 2019.

**Motion Carried Unanimously**

**6.3 Development Application - PID 197046, 231 Willow Street, Montague**

**Moved By** Councillor Cameron MacLean  
**Seconded By** Reg Conohan

THAT Planning Board recommend to Council that the proposed 19 rooftop solar panels at 231 Willow Street Montague PID 197046 be approved as it has been found to meet the requirements of The Town of Montague Official Plan 2016 and The Town of Montague Zoning Bylaw 2017.

**Motion Carried Unanimously**

**6.4 Lot Consolidation - PID 198069, PID 196642 and PID 196675, School St, Fraser St and Riverview Drive, Montague**

**Moved By** Mark Baker  
**Seconded By** Councillor Cameron MacLean

THAT Planning Board recommend to Council that the proposed consolidation of PID 198069, PID 196642 and PID 196675, amounting to 3239.62 sq/metres (34,817 sq/ft.) be approved as it has been found to meet

the requirements of The Town of Montague Official Plan 2016 and The Town of Montague Zoning Bylaw 2017.

Approval is subject to the following condition:

- Submission of 6 copies of a final plan of survey showing the exact dimensions of the proposed lot, as well as the existing buildings, certified by a Prince Edward Island Land Surveyor

**Motion Carried Unanimously**

## **6.5 Development Application - PID 789156, 122 Cottage Lane, Lower Montague**

Tricia left the meeting at 6:46 PM.

**Moved By** Reg Conohan

**Seconded By** Councillor Cameron MacLean

THAT Planning Board recommend to Council that the proposed 29 rooftop solar panels at 122 Cottage Lane, Lower Montague, PID 789156 be approved as it has been found to meet the requirements of The Community of Lower Montague Official Plan 2011 and the Lower Montague Zoning & Subdivision Control (Development) Bylaw 2012.

**Motion Carried Unanimously**

## **7. Other**

### **7.1 Discussion: Draft Official Plan & Development Bylaw Documents**

Tricia returned at 6:50 PM.

Board members discussed the following sections of the Draft Development Bylaw:

- 5.20 Temporary Uses, Buildings, and Structures
- 5.21 Through Lots
- 5.22 Watercourse Separation Distance: Buffer Zones, Setbacks
- 5.23 Water & Sewage System
- 5.24 Permitted Encroachments in Yards
- 5.25 Corner Sight Triangle
- 5.26 Accessibility and Barrier-Free Design
- 5.27 Recreational Trailers or Vehicles
- 5.28 Bed and Breakfast

## **8. Adjournment**

The meeting was adjourned at 7:46 PM.

**Moved By** Chair Councillor King

**Seconded By** Reg Conohan

THAT the meeting be adjourned.

**Motion Carried Unanimously**

*Jane King*

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Councillor Jane King, Chair

