



Minutes
Town of Three Rivers
Planning Board Meeting

March 24, 2022, 6:00 pm
Town Hall

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

1. Call to Order

The meeting was called to order at 6:06 PM

2. Approval of Agenda

Moved By Reg Conohan

Seconded By Tricia Johnston-Martell

THAT the agenda be approved as written.

Motion Carried Unanimously

3. Disclosure of Conflict of Interest

None.

4. Adoption of February 10, 2022 Special Planning Board Meeting Minutes

Moved By Mark Baker

Seconded By Derek Nicholson

THAT the minutes of the February 10, 2022 Town of Three Rivers Special Planning Board Meeting be adopted as written.

Motion Carried Unanimously

5. Presentations and Delegations

6. Items to be Addressed

6.1 Development Application - PID 171561, 109 Durham Street, Georgetown

Moved By Councillor Cameron MacLean
Seconded By Tricia Johnston-Martell

THAT Planning Board recommend to Council to approve the Single-unit Dwelling for a 40 ft. x 25 ft. with a 40 ft. x 6 ft. porch on 109 Durham St, Georgetown PID 171561.

Motion Carried Unanimously

6.2 Development Application - PID 944470, 51 Onawa Lane, Brudenell

Moved By Councillor Cameron MacLean
Seconded By Reg Conohan

THAT Planning Board recommend to Council that the proposed 15 rooftop solar panels at 51 Onawa Lane, Brudenell PID 944470 be approved as it has been found to meet the requirements of The Town of Brudenell Official Plan 2019 and The Town of Brudenell Zoning Bylaw 2019.

Motion Carried Unanimously

6.3 Subdivision Agreement - PID 948075, Route 17, Lower Montague

Moved By Tricia Johnston-Martell
Seconded By Reg Conohan

THAT Planning Board recommend to Council to approve the subdivision agreement between Matthew Llewelyn, Derek Llewelyn & Margaret Llewelyn and the Town of Three Rivers.

Motion Carried Unanimously

6.4 Subdivision Application - PIDs 252403 & 650283, Route 17, Lower Montague

Moved By Tricia Johnston-Martell
Seconded By Mark Baker

THAT Planning Board recommend to Council that the proposed severance of approximate 2.4-acres from a 21.97-acre lot, PID#252403 be consolidated with PID 650283 be approved on the following conditions.
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.
5. A septic lot categorization be presented for final approval that meets the relevant minimum lot size and minimum circle diameter requirements.

Motion Carried Unanimously

7. Other

7.1 Discussion: Official Plan & Development Bylaw Draft Documents

- Home based business as an ancillary use
- Special exception provisions, wording & definitions
- Major variance process and wording
- Roof mounted solar panels
- Ground mounted solar panels
- Swimming pools
- Accessory buildings and impact
- Accessory buildings performance table
- Height exceptions
- Light industrial & Commercial definitions
- Decking

8. Adjournment

The meeting was adjourned at 8:00PM

Moved By Chair Councillor King

Seconded By Tricia Johnston-Martell

THAT the meeting be adjourned.

Motion Carried Unanimously

Jane King

Councillor Jane King, Chair