



Minutes
Town of Three Rivers
Planning Board Meeting

June 23, 2022, 6:00 pm
Town Hall

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

1. Call to Order

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

2. Approval of Agenda

Moved By Tricia Johnston-Martell

Seconded By Reg Conohan

THAT the agenda be approved as written.

Motion Carried Unanimously

3. Disclosure of Conflict of Interest

Planning Technician Patrick Donahoe declared a conflict with item #6.7

4. Presentations and Delegations

There were none.

5. Adoption of Minutes from May 19, 2022 Special Planning Board Meeting and May 26, 2022 Planning Board Meeting

Moved By Reg Conohan

Seconded By Tricia Johnston-Martell

THAT the minutes of the May 19, 2022 Town of Three Rivers Planning Board be adopted as written.

Motion Carried Unanimously

Moved By Derek Nicholson

Seconded By Reg Conohan

THAT the minutes of the May 26, 2022 Planning Board meeting be adopted as written.

Motion Carried Unanimously

6. Items to be Addressed

6.1 Consolidation Application - PID 539833 & PID 1134543, Jack Annear Crescent, Lower Montague

Moved By Reg Conohan

Seconded By Tricia Johnston-Martell

THAT Planning Board recommends to Council that PID 539833 be consolidated with PID 1134543.

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. Is suitable to the topography, physical conditions, soil characteristics, and natural and surface drainage of the land.

Motion Carried Unanimously

6.2 Development Application - PID 539833, Jack Annear Crescent, Lower Montague

Moved By Councillor Cameron MacLean

Seconded By Tricia Johnston-Martell

THAT Planning board recommend to Council to approve a 2226 sq. Ft single unit dwelling located on Jack Annear Cres, PID 539833 provided it meets all the requirements of the Community of Lower Montague Development Bylaw.

Conditions of approval:

- 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.

Motion Carried Unanimously

6.3 Development Application - PID 539833 & PID 1134543, Jack Annear Cres, Lower Montague

Moved By Derek Nicholson

Seconded By Councillor Cameron MacLean

THAT Planning Board recommend to Council that the application for a special development permit to locate an accessory structure in a front yard and major variance of 14.5% to exceed the minimum accessory building size be approved as the proposed location & major variance is not an intentional disregard for the requirements of the bylaws and the proposal meets the criteria established in the Lower Montague Zoning & Subdivision Control (Development) Bylaw 2012 & The Community of Lower Montague Official Plan 2012 .

Motion Carried Unanimously

6.4 Development Application - PID 172148, 89 George St, Georgetown

Moved By Reg Conohan

Seconded By Tricia Johnston-Martell

THAT Planning Board recommend to Council to approve the Single-unit Dwelling for a 28 ft. x 36 ft. development with an 8ft. by 10 ft. deck & 6 ft. by 6 ft. deck located at 89 George Street, Georgetown, PID 172148.

Motion Carried Unanimously

6.5 Subdivision Application - PID 165589 & 912311, MacDonald Rd, Brudenell

Moved By Tricia Johnston-Martell

Seconded By Councillor Cameron MacLean

THAT Planning Board recommend to Council that the 3 acre Parcel A is consolidated with PID 912311 to make a 4-acre parcel, lot 22-2 measures 127.23m by 127.23m. As well as the subdivision of lot 22-1 a 2.8-acre lot measuring 127.23m by 88.209m. Be subdivided from a 74-acre lot PID#165589 on MacDonald Rd be approved on the following conditions.

Conditions:

1. All transactions involving the transfer of money or land in conjunction with the subdivision have been made to the satisfaction of Council.
2. The subdivision has been surveyed and the survey plan has been certified by a Prince Edward Island Land Surveyor & the planning department has received 6 copies.
3. Approval obtained from appropriate provincial departments.
4. Will not cause undue flooding or erosion or adversely affect the water table
5. Furnish evidence that an on-site sewage disposal system permit has been obtained and meets the requirements, according to the PEI Sewage Disposal Regulations.

Motion Carried Unanimously

6.6 Severance Application - PID 165696, MacDonald Rd, Brudenell

Moved By Reg Conohan

Seconded By Derek Nicholson

THAT Planning Board recommend to Council that the proposed severance of a 19.6-acre lot from a 67.5-acre lot PID#165696, MacDonald Rd be approved on the following conditions.

Conditions:

1. All transactions involving the transfer of money or land in conjunction with the subdivision have been made to the satisfaction of Council.
2. The subdivision has been surveyed and the survey plan has been certified by a Prince Edward Island Land Surveyor & the planning department has received 6 copies.
3. Approval obtained from appropriate provincial departments.
4. Will not cause undue flooding or erosion or adversely affect the water table
5. Has convenient public street access

Motion Carried Unanimously

Planning Technician Patrick Donahoe left the meeting at 6:25pm

6.7 Severance Application - PID 166074, Robertson Rd, Brudenell

Moved By Reg Conohan

Seconded By Tricia Johnston-Martell

THAT Planning Board recommend to Council that the proposed severance of a 3.37-acre lot from PID#166074, Robertson Rd be approved on the following conditions.

Conditions:

1. All transactions involving the transfer of money or land in conjunction with the subdivision have been made to the satisfaction of Council.
2. The subdivision has been surveyed and the survey plan has been certified by a Prince Edward Island Land Surveyor & the planning department has received 6 copies.

Motion Carried Unanimously

Planning Technician Patrick Donahoe rejoined the meeting at 6:28pm

6.8 Virtual discussion with Fotenn Consultants regarding Draft Official Plan and Bylaw documents

Matt McElligott and Jaime Posen from Fotenn joined the planning board meeting for a final discussion about the draft Official Plan and Development Bylaw documents.

6.9 General Discussion on the process Planning Board has followed for their review/revision of the Official Plan and Bylaw draft documents

CAO Jill Walsh and Mayor Ed MacAulay joined the meeting and there was a discussion about the process the Planning Board and Department used to review the draft documents.

6.10 Discussion about Public Session scheduled for June 28th

A public meeting will be held at the Kings Playhouse on Tuesday, June 28th to allow the public one last session to ask questions and share comments about the draft documents. A slideshow will be presented to the public by the Development Officer and then the floor will be opened for questions and comments.

7. Adjournment

The meeting was adjourned at 8:15 pm.

Moved By Chair Councillor King

Seconded By Tricia Johnston-Martell

THAT the meeting be adjourned.

Motion Carried Unanimously

Jane King

Councillor Jane King, Chair