



Minutes
Town of Three Rivers
Planning Board Meeting

July 28, 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, Administrative Assistant Chelsey Leard

1. Call to Order

Chair Councillor King called the meeting to order at 6:00 pm.

2. Approval of Agenda

Moved By Councillor Cameron MacLean
Seconded By Tricia Johnston-Martell

That the agenda be approved as written.

Motion Carried Unanimously

3. Disclosure of Conflict of Interest

There was none.

4. Presentations and Delegations

There were none.

5. Adoption of Minutes

5.1 Adoption of May 31 Special Planning Board Meeting Minutes

Moved By Reg Conohan
Seconded By Councillor Cameron MacLean

THAT the minutes from the May 31, 2022 special Planning Board meeting be approved as written.

Motion Carried Unanimously

5.2 Adoption of June 20, Special Planning Board Meeting Minutes

Moved By Tricia Johnston-Martell

Seconded By Reg Conohan

THAT the minutes from the June 20, 2022 special Planning Board meeting be approved as written.

Motion Carried Unanimously

5.3 Adoption of June 23, 2022 Planning Board Meeting Minutes

Moved By Tricia Johnston-Martell

Seconded By Councillor Cameron MacLean

THAT the minutes from the June 23, 2022 Planning Board meeting be approved as written.

Motion Carried Unanimously

5.4 Adoption of July 7, 2022 Special Planning Board Meeting Minutes

Moved By Reg Conohan

Seconded By Councillor Cameron MacLean

THAT the minutes from the July 7, 2022 special Planning Board meeting be approved as written.

Motion Carried Unanimously

6. Items to be Addressed

6.1 Severance Application - PID 166835, 27 MacDonald Road, Brudenell

Moved By Reg Conohan

Seconded By Councillor Cameron MacLean

Therefore, the Town of Three Rivers Planning Board recommends to Council to approve the following motions:

That the proposed severance of a 0.94-acre lot from a 1.78-acre lot PID#166835, MacDonald Rd be approved on the following conditions.

Conditions:

- All transactions involving the transfer of money or land in conjunction with the subdivision have been made to the satisfaction of Council.
- 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.
- Approval obtained from appropriate provincial departments.

- Will not cause undue flooding or erosion or adversely affect the water table.
- Furnish evidence that an on-site sewage disposal system permit has been obtained, according to the PEI Sewage Disposal Regulations in the Environmental Protection Act, prior to the issuance of a subdivision permit.

Motion Carried Unanimously

6.2 Development Application - PID 193409, Blue Heron Crescent, Lower Montague

Moved By Tricia Johnston-Martell

Seconded By Derek Nicholson

THAT Planning board recommend to Council to approve a 2766 sq. ft single unit dwelling located on Blue Heron Cres, PID 193409 Lot 06-11.

Therefore, the Town of Three Rivers Planning Board recommends to Council to approve the following motions:

To approve a 2766 sq. ft single unit dwelling located on Blue Heron Cres, PID 193409 Lot 06-11 subject to the following conditions:

All work must be undertaken in accordance with the approved plans, including the use, location, and dimensions provided. Any proposed changes or revisions must be submitted to the Town for approval. The following constitutes the approved plans:

- Development Application, dated 28 June 2022
- Drawing 1, General Notes Plan, dated 28 June 2022
- Drawing 2 Elevations Plan, dated 28 June 2022
- Drawing 3 Annotation Side Elevation Plan, dated 28 June 2022
- Drawing 4 Floor Plan, dated 28 June 2022
- Drawing 5 Foundation Plan, 28 June 2022
- Drawing 6 Roof Plan, dated 28 June 2022
- Lot Plan, dated 28 June 2022

Motion Carried Unanimously

6.3 Development Application - PID 193409, Leslie's Lane, Lower Montague

Moved By Derek Nicholson

Seconded By Mark Baker

THAT Planning board recommend to Council to approve a 2766 sq. ft. single unit dwelling located on Leslie's Ln, PID 193409 Lot 06-4.

Therefore, the Town of Three Rivers Planning Board recommends to Council to approve the following motions:

To approve a 2766 sq. ft. single unit dwelling located on Leslie's Ln, PID 193409 Lot 06-4 subject to the following conditions:

All work must be undertaken in accordance with the approved plans, including the use, location, and dimensions provided. Any proposed changes or revisions must be submitted to the Town for approval. The following constitutes the approved plans:

- Development Application, dated 30 June 2022
- Drawing 1, General Notes Plan, dated 30 June 2022
- Drawing 2 Elevations Plan, dated 30 June 2022
- Drawing 3 Annotation Side Elevation Plan, dated 30 June 2022
- Drawing 4 Floor Plan, dated 30 June 2022
- Drawing 5 Foundation Plan, 30 June 2022
- Drawing 6 Roof Plan, dated 30 June 2022
- Lot Plan, dated 30 June 2022

Motion Carried Unanimously

6.4 Severance Application - PID 618124, 38 East Royalty Road, Georgetown

Mark Baker joined the meeting at 6:06 pm.

Moved By Reg Conohan

Seconded By Councillor Cameron MacLean

Therefore, the Town Of Three Rivers Planning Board recommends to Council to approve the following motions:

That 0.4 acres be severed from PID 172981 and consolidated with PID 618124 with the following condition.

Condition 1: That 5 copies of the final subdivision plan showing both lots pinned and certified by a surveyor registered to practice in Prince Edward Island be submitted.

Condition 2: Pending approval of the sale of PID 172981.

Motion Carried Unanimously

6.5 Development Application - PID 1091289, Lot 2020-2 North Street, Georgetown

Moved By Councillor Cameron MacLean
Seconded By Tricia Johnston-Martell

Therefore, the Town Of Three Rivers Planning Board recommends to Council to approve the following motions:

To approve, subject to conditions, the 1008sq.ft Single Family Dwelling with 80 sq.ft deck on lot 2020-2, North Street, Georgetown. The proposed dwelling has been found to meet the requirements of the Town of Georgetown Zoning & Subdivision Control (Development) Bylaw 2018 and the wider objective of delivering housing through the Town of Georgetown Official Plan 2018.

Condition 1:

The applicant is required to provide confirmation of the grant of an entranceway permit.

Condition 2:

All work must be undertaken in accordance with the approved plans, including the use, location, and dimensions provided. Any proposed changes or revisions must be submitted to the Town for approval. The following constitutes the approved plans:

- Development Application, dated 11 July 2022
- Lot Plan, dated 11 July 2022
- Elevations Plan, dated 11 July 2022
- Floor Plan, dated 11 July 2022

Motion Carried Unanimously

6.6 Development Application - PID 1091289, Lot 2020-1 North Street, Georgetown

Moved By Tricia Johnston-Martell
Seconded By Reg Conohan

Therefore, the Town Of Three Rivers Planning Board recommends to Council to approve the following motions:

To approve, subject to conditions, the 1008sq.ft Single Family Dwelling with 80 sq.ft deck on lot 2020-1, North Street, Georgetown. The proposed dwelling has been found to meet the requirements of the Town of Georgetown Zoning & Subdivision Control (Development) Bylaw 2018

and the wider objective of delivering housing through the Town of Georgetown Official Plan 2018.

Condition 1:

The applicant is required to provide confirmation of the grant of an entranceway permit.

Condition 2:

All work must be undertaken in accordance with the approved plans, including the use, location, and dimensions provided. Any proposed changes or revisions must be submitted to the Town for approval. The following constitutes the approved plans:

- Development Application, dated 11 July 2022
- Lot Plan, dated 11 July 2022
- Elevations Plan, dated 11 July 2022
- Floor Plan, dated 11 July 2022

Motion Carried Unanimously

7. Adjournment

The meeting was adjourned at 6:52 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