



Minutes
Town of Three Rivers
Planning Board Meeting

October 6, 2022, 6:00 pm
Town Hall - Council Chambers

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

1. Call to Order

The meeting was called to order at 6:00 pm.

At this time we did not have a quorum but at 6:05 pm Councilor Cameron MacLean joined the meeting via phone.

2. Approval of Agenda

Moved By Tricia Johnston-Martell

Seconded By Derek Nicholson

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 August 25 Planning Board Meeting Minutes

Moved By Tricia Johnston-Martell

Seconded By Derek Nicholson

THAT the minutes of the August 25, 2022 Town of Three Rivers Planning Board be adopted as written.

Motion Carried Unanimously

6. Items to be Addressed

6.1 Consolidation Application - 65.22.SVC, PID 551853, 15 Gordon Street, Georgetown

Moved By Derek Nicholson

Seconded By Tricia Johnston-Martell

THAT Planning Board recommend to Council to approve the consolidation of lots 5, 6, 11 & 12 to form 1 residential lot at 0.88 acres and consolidate lots 7, 8, 9 & 10 to form 1 vacant residential lot at 0.93 acres on PID 551853.

- Condition 1: 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.
- Condition 2: 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 3: The following constitutes the approved plans
 - Development Permit Application, dated July 12, 2022

Motion Carried Unanimously

6.2 Development Application - 66.22.DEP, PID 482992, 55 Old Ross Lane, Lower Montague

Moved By Derek Nicholson

Seconded By Tricia Johnston-Martell

THAT Planning Board recommend to Council to approve the application as submitted.

Motion Carried Unanimously

6.3 Subdivision Application - 72.22.SVC, PID 193524, 249 Rte 17, Lower Montague

Moved By Tricia Johnston-Martell

Seconded By Derek Nicholson

THAT Planning Board recommend to Mayor and Council to approve the proposed reconfiguring of Lots 22-1 & 22-2 at PID 193524, thus adjusting the existing to a 1.48 ac. lot (22-1) and a 1.25 ac lot (22-2) subject to the following preliminary approval conditions:

- Condition 1: A lot categorization test is provided to confirm the reconfiguring of lot 22-2.
- Condition 2: Five (5) copies of a final subdivision plan showing all Lots pinned and certified by an accredited member of the Association of Prince Edward Island Land Surveyors to be submitted for approval by the Planning & Development Officer.
- Condition 3: Approved drawings constitute: 9186-2 'preliminary', dated August 30, 2022.

Motion Carried Unanimously

6.4 Development Application - 73.22.DEP, PID 252866, Judy's Lane, Lower Montague

Moved By Tricia Johnston-Martell

Seconded By Councillor Cameron MacLean

THAT Planning Board recommend to Council to approve the Single-unit Dwelling for a 1601 sq. ft single-family dwelling with a 484 sq. ft. attached garage on Judy's Lane, Lower Montague PID 252866.

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 18 August 2022
- Elevation Plan 1601 R/Project 2489 E, dated 31 August 2022

Motion Carried Unanimously

7. Adjournment

The meeting was adjourned at 6:15 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