



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

November 24, 2022, 6:00 pm  
Town Hall - Council Chambers

Members Present	Chair Councillor Jane King, Mark Baker, Reg Conohan, Councillor Cameron MacLean, Derek Nicholson
Regrets	Tricia Johnston-Martell
Staff Present	Development Officer Lee Kenebel, Planning Technician Patrick Donahoe, Administrative Assistant Chelsey Leard
Others Present	3 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**

There was none.

**4. Presentations and Delegations**

Blair Murphy of Daly Construction presented to the planning board plans for apartments in Montague. They hope to develop multiple units in Three Rivers.

**5. Adoption of Minutes of September 29, 2022 Planning Board Meeting and October 6, 2022 Planning Board Meeting**

**Moved By** Councillor Cameron MacLean

**Seconded By** Derek Nicholson

THAT the minutes of the September 29, 2022 Town of Three Rivers Planning Board be adopted as written.

**Motion Carried Unanimously**

**Moved By** Councillor Cameron MacLean

**Seconded By** Derek Nicholson

THAT the minutes of the October 6, 2022 Town of Three Rivers Planning Board be revised to show the motion in item 6.2 as "THAT Planning Board recommend to Council to approve the application as submitted" and adopted.

**Motion Carried Unanimously**

**6. Items to be Addressed**

**6.1 Consolidation Application - Case 78.22.SVC, PIDs 650416, 500165, 724823, 719047, 5128 AA MacDonald Hwy, Brudenell**

**Moved By** Councillor Cameron MacLean

**Seconded By** Mark Baker

THAT Planning Board recommend to Council that the proposed consolidation of PID's 650416, 500165, 724823 & 719047 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 Brudenell Zoning Bylaw 2019.

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**

**6.2 Consolidation Application - Case 80.22.SVC, PIDs 199067, 199075, 199083, 5326 & 5322 AA MacDonald Hwy, Brudenell**

**Moved By** Reg Conohan

**Seconded By** Councillor Cameron MacLean

THAT Planning Board recommend to Council that the proposed consolidation of PID's 199067, 199075, 199083 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 Brudenell Zoning Bylaw 2019.

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**

**6.3 Development Application - Case 81.22.DEP, PID 711606, 56 Crescent Lane, Brudenell**

**Moved By** Mark Baker

**Seconded By** Derek Nicholson

THAT Planning Board recommend to Council that the proposed 4706 sq.ft. extension to connect two existing commercial buildings 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.

Approval is subject to the following condition:

- Provide a sufficient parking space layout to the satisfaction of the development officer.

**Motion Carried Unanimously**

**6.4 Consolidation Application - Case 82.22.SVC, PIDs 634253 & 634261, 4986 AA MacDonald Hwy, Brudenell**

**Moved By** Derek Nicholson

**Seconded By** Reg Conohan

THAT Planning Board recommend to Council that the proposed consolidation of PID's 634261 & 634253 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 Brudenell Zoning Bylaw 2019.

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 - Case 84.22.DEP, PID 1132182, 620 Main Street, Montague**

**Moved By** Councillor Cameron MacLean

**Seconded By** Mark Baker

THAT Planning Board recommends to Council to approve the following motions:

Following the completion of the variance consultation process, that the development permit application for an 8-unit 2 story apartment building with a 5059 sq. ft. footprint and approximate height of 29ft, together with

enclosed front yard located waste & recycling store, located on 620 Main Street, Montague PID 1132182 be recommended for approval with the following conditions.

1. Provide a drainage plan to the satisfaction of the planning & development officer.
2. During construction and prior to the establishment of a lawn there are silt controls in the form of numerous strawbale filters located in the swales. A silt fence will be installed for the duration of the project which will aid in the control of site runoff. during construction.
3. The applicant submits to the Town an entrance permit from the Department of Transportation, Infrastructure and Energy for the property, and a sight distance evaluation for the entrance will be received by Department of Transportation.
4. The following constitutes the approved plans:
  - Development permit application form dated, November 4, 2022
  - Site Plan dated, November 4, 2022
  - Floor Plan dated, October 27, 2022
  - Elevation Plan dated, October 27, 2022

**Motion Carried Unanimously**

**6.6 Development Application - Case 85.22.DEP, PID 1134618, Lot 19A Grafton Street, Georgetown**

**Moved By** Councillor Cameron MacLean

**Seconded By** Reg Conohan

THAT Planning Board recommend to Council to approve the 1376sq.ft Single Family Dwelling with 320 sq.ft deck on lot 19-A, Grafton Street, Georgetown with the following conditions.

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 November 9, 2022
- Lot Plan, dated November 9, 2022
- Elevations Plan, dated July 2022
- Floor Plan, dated July 2022

**Motion Carried Unanimously**

**6.7 Development Application - Case 87.22.DEP, PID 193946, 632 Main Street, Montague**

**Moved By** Mark Baker

**Seconded By** Derek Nicholson

THAT Planning Board recommend to Council that the proposed 13 rooftop solar panels 632 Main St. Montague PID 193946 be approved as it has been found to meet the requirements of The Town of Montague Official Plan 2017 and The Town of Montague Zoning Bylaw 2017.  
Conditions

1. This permit is valid for 12 months from the date of issue.
2. Any proposed changes or revisions must be submitted to the Town for approval.
3. The display permit must be posted at the site during the construction period and must be properly maintained in a location easily visible for viewing.
4. The following constitutes the approved plans:
  - Development permit application form dated, October 10, 2021
  - Load Report dated September 21, 2022
  - Layout and roof plan dated September 21, 2022
  - Framing section and site plan dated September 21, 2022

**Motion Carried Unanimously**

**6.8 Development Application - Case 89.22.DEP, PID 197236, 432 John Beer Drive, Montague**

**Moved By** Derek Nicholson

**Seconded By** Reg Conohan

THAT Planning Board recommend to Council that the proposed 13 rooftop solar panels 432 John Beer Dr. Montague PID 197236 be

approved as it has been found to meet the requirements of The Town of Montague Official Plan 2017 and The Town of Montague Zoning Bylaw 2017.

Conditions

1. This permit is valid for 12 months from the date of issue.
2. Any proposed changes or revisions must be submitted to the Town for approval.
3. The display permit must be posted at the site during the construction period and must be properly maintained in a location easily visible for viewing.
4. The following constitutes the approved plans:
  - Development permit application form dated, November 14, 2022
  - Load Report dated August 12, 2022
  - Layout and roof plan dated August 11, 2022
  - Framing section and site plan dated August 11, 2022

**Motion Carried Unanimously**

**7. Adjournment**

The meeting was adjourned at 6:44 pm.

**Moved By** Mark Baker

**Seconded By** Councillor Cameron MacLean

THAT the meeting be adjourned.

**Motion Carried Unanimously**

*Jane King*

---

Councillor Jane King, Chair