

**Agenda
Town of Three Rivers
Committee of Council Meeting**

January 28, 2019, 7:00 pm

Pages

1. **Call to Order**
2. **Approval of Agenda**
3. **Disclosure of Conflict of Interest**
4. **Adoption of December 19, 2018, Minutes of Committee of Council Meeting** 3
These minutes were approved by Council on January 14 but Committee of Council minutes need to be approved by CoC.
5. **Delegations, Special Speakers and Public Input**
 - 5.1 **Carla Morgan - Artisans on Main**
Artisans on Main, Montague which is a not for profit, volunteer run group of artists and artisans, has a positive reputation throughout the Island and beyond. Because of our positive reputation, we have been attracting tourists from across our Island as well as visitors from away, to Montague and to Eastern PEI.
 - 5.2 **Nancy Anderson - Inclusions East** 7
Ms. Anderson will present an introduction to Inclusions East for the new Council so they can become aware of Inclusion's plans for the replacement of their building and our preliminary plan for an (affordable, accessible) apartment complex. They we will be requesting financial support for both of these projects in terms of tax relief and other possible forms of financial support as well as building and planning permits.
 - 5.3 **Garden of the Gulf Museum** 25

6. Reports

6.1 Development Permit Report

6.2 Planning Board Report

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Ian Smith would like to renovate the former Services Canada building at 541 Main Street into mostly apartments. This will require substantial renovations to meet Fire Safety and Building Code regulations, so before he has an architect draw up a complete plan, he wants to know if the Planning Board will consider a variance on the requirement that only 25% of the first floor of a commercial building can be residential? The Zoning Bylaw states:

15.6 Special Requirement: Ground Floor Residential

15.6.1 No building fronting on Main Street or on a corner lot with frontage on Main Street and used in any part for commercial purposes shall use more than 25% of its ground floor area for residential purposes.

He would need a variance to make more apartments on the first floor residential as there is one now occupying about 25% of the area. Adding two more apartments means there would be about 25% commercial space. The second floor can be done with no variance but will still require an architect. This would need to go through the variance process if the Planning Board is in agreement. Planning Board has sent out the letters as required and will make a recommendation on this variance.

6.3 RCMP Report

7. Requests for Decision

7.1 Request for Decision 19-1--Procedural Bylaw

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7.2 Request for Decision 19-2--Tax Rate Groups Bylaw

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7.3 Request for Decision 19-3--Borrowing Bylaw

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7.4 Request for Decision 19-4--Appoint CAO

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7.5 Request for Decision 19-5--Official Plan & Zoning Bylaw, Brudenell

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7.6 Request for Decision 19-6--Appointment of Remuneration Commission

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7.7 Request for Decision 19-7--Appoint Development Officers

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8. Correspondence for Information

9. Adjournment