

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

February 11, 2019, 6:00 pm

Pages

1. **Call to Order**

2. **Approval of Agenda**

3. **Disclosure of Conflict of Interest**

4. **Delegations, Special Speakers and Public Input**
 - 4.1 **Letters received**
 - 4.1.1 **Paul & Dianne Collins** 3

5. **Decision on Rezoning of Property PID 934364** 6

Planning Board has sent out the letters to all property owners within 200' of the subject property to inform them that an application has been received to rezone the property, as required by the Montague Zoning Bylaw, Section 3.7.4. This meeting is being held to receive the views and opinions of the public and the applicant and for Council to make a determination on whether to approve the rezoning request.

Possible Motion:
To approve the rezoning of part of PID 934364 from R-2 to R-3 to allow for the construction of a 50 unit apartment building.

Possible Motion:
To reject the rezoning of part of PID 934364 from R-2 to R-3 to allow for the construction of a 50 unit apartment building.

6. Adjournment

Montague, P.S.I.
Feb 6 / 2019

Dear Mr. Daggett,

In response to your letter of Jan 21/2019 regarding the rezoning of the property PID 934364 from R2 to R3 to allow the building of a 50 unit apartment building.

When Paul & I originally bought this property in the 1990's we were told it was zoned R2 and nothing bigger than a duplex would be built on it. We divided the property and built our retirement home on part of it with that understanding. If we had known it may be rezoned to R3 we would not have built on it. I've bought the property in good faith - where is the justice in this? If you want other people to build in the town stick by your own bylaws!

We certainly have many concerns about the project

- ① Our properties will decrease in value!
- ② There will be too much traffic on the street - 50 units x 2 cars each - too much for a residential area!
- ③ Increase danger to children on the street.
- ④ Increase noise in the area.
- ⑤ People walking across private property.
- ⑥ How tall will the buildings be?

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- (7) How close to the property lines will it be built?
 - (8) Will a "good fence" be built between properties?
 - (9) Will there be a "green space" or trees between properties?

Other reasons not to clog the street with traffic are:

- (1) Hospital
- (2) Paramedic Base
- (3) Ambulances leaving and going to the hospital.
- (4) Two Group Homes (one on each end of street)
- (5) Drug store
- (6) Medical Center
- (7) Mormon Church.

The big question is why is an apartment building being built in a subdivision?

Another question is why can't the approach to the building be from Main Street? - Block off the streets after the driveway to the building to stop traffic going onto Mac Intyre Ave.

We were discouraged and disgusted to find out an apartment building is proposed for the area. It starts with one apartment building and grows to two or three. There will probably be land for expansion.

Both Paul & I like to see growth in the town and area. This is a beautiful part of the province.

I've ask the people who decide whether this
be done use "Common Sense" I'm sure there
are more appropriate areas that will suit these
buildings.

Thank You
Paul & Diane Cullen
423 MacLure

PS Further more these people pay no
municipal property tax for 10 years in the town.

Our property tax for one year is \$3,100.⁰⁰
For 10 years we will pay over \$30,000! Is this fair!
Think about it!

Jan. 21, 2019

RE: Rezoning of PID 934364

Dear Property Owner:

As per the requirements of the Montague Zoning Bylaw, Section 3.7.4, this letter is being sent to all property owners within 200' of the subject property to inform them that an application has been received to rezone the property as shown in the attached documents. The purpose of the rezoning is **to allow for the construction of a 50-unit apartment building.**

This letter is being sent to inform you that a public meeting will be held to receive the views and opinions of the public and the applicant. Views and opinions may be made in person at the public hearing or submitted by letter to the Town Office, 24 Queens Road in Montague during regular office hours (8:30 -4) any time prior to the meeting.

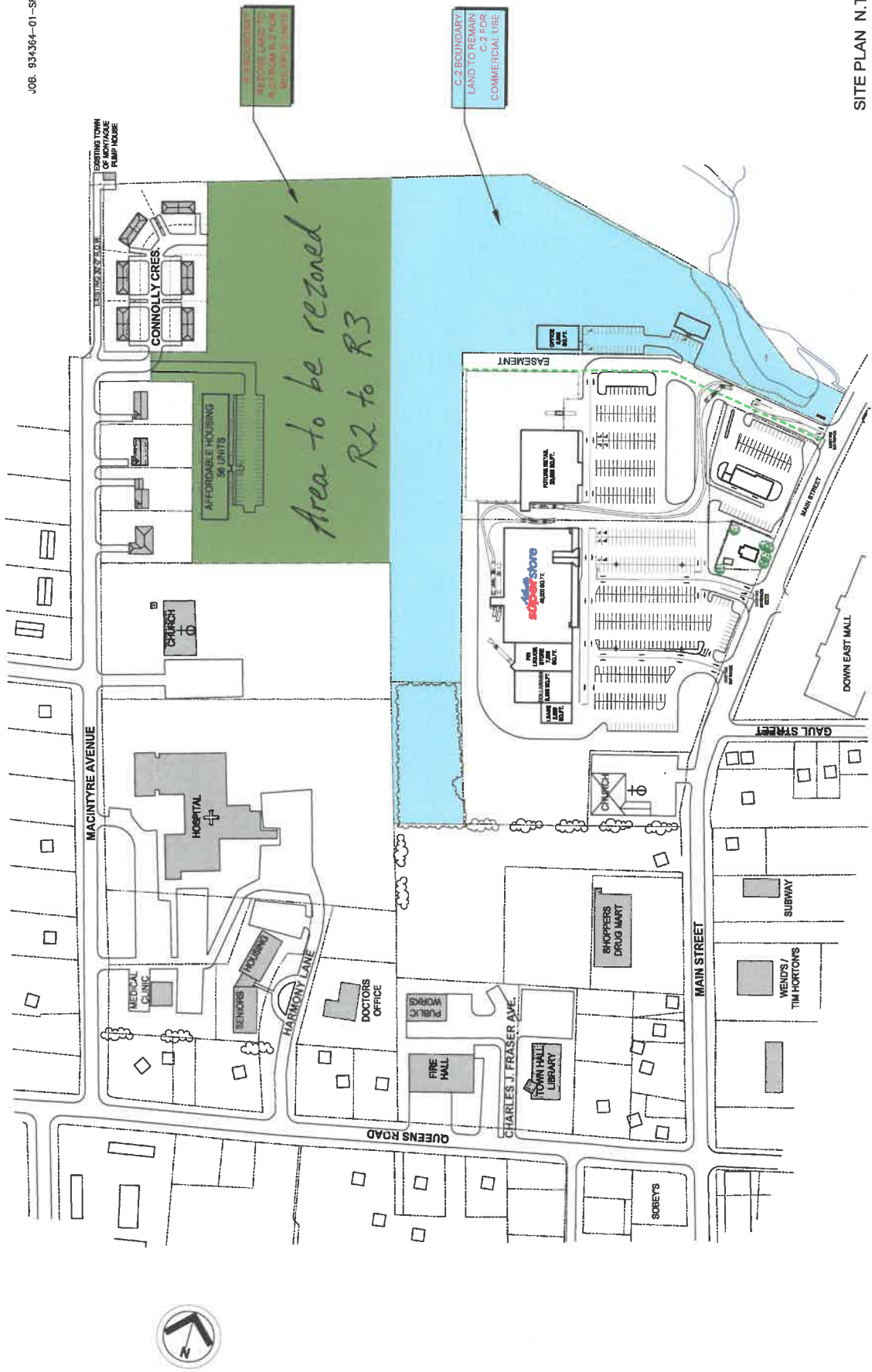
The meeting is scheduled for **6:00 pm Feb. 11, 2019 at the Montague Fire Hall.**

Thank you for your attention to this matter. We look forward to meeting with you and hearing any concerns you may have about this request.

Sincerely,



Andrew C. Daggett
Three Rivers, PEI



SITE PLAN N.T.S.

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ZONING PLAN FOR PAN AMERICAN PROPERTIES

Montague PE - January 22, 2019 (Rev.#1)