

Agenda
Town of Three Rivers
Regular Council Meeting

April 8, 2019, 7:00 pm

- 1. Call to Order**
- 2. Approval of Agenda**
- 3. Disclosure of Conflict of Interest**
- 4. Adoption of Minutes of February 16, 2019, Special Council Meeting, February 25, 2019, Special Council Meeting, March 6, 2019, Special Council Meeting, March 11, 2019, Special Council Meeting, and March 11, 2019, Regular Council Meeting**

Possible Motion:
that the minutes of the February 16, 2019, Special Council Meeting be approved as presented.

Possible Motion:
that the minutes of the February 25, 2019, Special Council Meeting be approved as presented.

Possible Motion:
that the minutes of the March 6, 2019, Special Council Meeting be approved as presented.

Possible Motion:
that the minutes of the March 11, 2019, Special Council Meeting be approved as presented.

Possible Motion:
that the minutes of the March 11, 2019, Regular Council Meeting be approved as presented.
- 5. Delegations, Special Speakers and Public Input**
 - 5.1 Mr. Sean Haley and Mr. Dale Hume, Lower Montague Dam Restoration**
 - 5.2 Mr. John MacDonald**

5.3 Mr. David Miles, TCAP

6. Reports

6.1 RCMP Report & Annual Performance Plan Discussion

6.2 CAO Report

Possible Motion:

The Town of Three Rivers accepts the Gas Tax CIP for 2019-20 for the following projects and amounts:

1. Montague Sludge Holding Tank - \$429,000
2. Georgetown West Street Lift Station - \$429,000
3. Georgetown Three Rivers SportsPlex - 422,000
4. Cavendish Farms Wellness Centre Solar Array - additional \$30,000

6.3 Development Report--Brudenell

The current and proposed bylaws both state that An accessory building shall be permitted in any zone if, in the opinion of Council, it is clearly incidental in use to the main building.

The Development Officer is recommending that this application for an accessory building behind Montague Bay Foods be approved.

6.4 Development Report--Montague - APM 56 Unit Apartment - Phase 1 foundation/civil permit

APM has submitted stamped engineering plans for Phase 1 of the apartment building construction. These plans show the servicing and foundation layout of the apartment building. Similar to the Manor and Affleck apartment buildings, APM is requesting approval of the foundation such that they can get started on the ground work and installation of the foundation while the architectural plans are being finalized for the rest of the building. The variance letters were sent out to all properties within 200' of the subject parcel that was rezoned for this purpose and no objections were received.

Possible Motion:

To approve of the development permit application from APM for the foundation of the apartment complex.

6.5 Redevelopment of 541 Main Street

FIDA Enterprises have submitted the attached stamped architectural plan for the redevelopment of 541 Main Street in Montague. The plan has been sent to the Fire Marshall's Office for input and approval. This property was approved for variance already and the plan is in line with what the variance requested. The Fire Marshall's Office has received the required certificates from the Architect to this point in the development. Planning Board had already discussed and approved the variance to allow for the development of this property into apartments with the exception of a minimum of 25% of the ground floor which must be left commercial. They met April 4/19 and passed the following motion:

Recommend to Council to approve the development permit application for 541 Main Street.

Possible Motion:

To approve the development permit application for 541 Main Street.

6.6 RFP Report - Georgetown Lift Station

An Request for Proposals was issued for the engineering of the new sewer lift station at 11 West Street in Georgetown. The RFP closed April 3 with only one firm issuing a bid. That firm was CBCL and their bid was \$24,442 plus HST.

Possible Motion:

To award the engineering RFP for the Georgetown lift station to CBCL Ltd for \$24,442 plus HST.

7. Requests for Decision from Committee of Council Meeting

7.1 Request for Decision 19-13--Georgetown Water Committee

Possible Motion:

An ad-hoc committee to be known as the Georgetown Water Utility Committee is hereby established. The mandate of the committee is:

To monitor the level of service provided by the utility, and the rates imposed on customers;

- To ensure the utility owners and operators are aware of issues and concerns related to the utility, as identified by customers and the municipality;
- To oversee and monitor the efforts made to examine alternatives, both capital and operating plans, to address the issues and concerns;
- To oversee that solutions are implemented in a timely manner and in the best interests of the residents of Three Rivers;
- To make recommendations to Council about issues/needs regarding service expansion; and
- To make recommendations to Council with respect to any consideration of transfer of the service from the Province to the Town of Three Rivers

for as long as the Province owns the Georgetown water utility.

7.2 Request for Decision 19-14--Affordable Housing Tax Incentive policy

Possible Motion:

that Policy TRG-5, the Affordable Housing Tax Incentive Policy, be adopted.

Possible Motion:

that the Grants Bylaw 2019-08 is hereby amended as follows:

by the renumbering of clause 7.6 to 7.7 and the insertion of

7.6 Notwithstanding any of the above, the Affordable Housing Tax Incentive Program is available to businesses and individuals meeting the criteria established by the Affordable Housing Tax Incentive Program policy.

by the replacement of the words "Reserve Fund" with "Grants" in clause 11.1, and

by the addition at the bottom of Schedule A of the Affordable Housing Tax Incentive Program, established April 8, 2019, to encourage the development of new affordable housing in Three Rivers, to be applied for at the time of application for a Development Permit, with eligibility and maximum contribution as per the Affordable Housing Tax Incentive Program Policy.

7.3 Request for Decision 19-9--Grants Bylaw

Possible Motion:

That the Grants Bylaw, Bylaw# 2019-08, as amended, be read a second time.

Possible Motion:

that the Grants Bylaw, Bylaw# 2019-08, as amended, be approved.

Possible Motion:

that the Grants Bylaw, Bylaw 2019-08, as amended, be adopted.

7.4 Request for Decision 19-15--Recreational Infrastructure Application

Possible Motion:

that the Town of Three Rivers apply to the Investing in Canada Infrastructure Program, community culture & recreation stream, for a project including a walking bridge in Montague, a splash park in Georgetown, a new Zamboni, and lights on the Cardigan ball field, and that this project is Priority 1 for the Town.

7.5 Request for Decision 19-16--Green Infrastructure Application

Possible Motion:

That the Town of Three Rivers apply to the Investing in Canada Infrastructure Program, Climate Change Mitigation stream, for a project consisting of a new carbon-neutral town hall, and that this project be designated Priority 2 for the Town.

7.6 Request for Decision 19-10--Reserve Funds Bylaw

Possible Motion:

that A Bylaw to Regulate Reserve Funds, Bylaw 2019-07, be read a second time.

Possible Motion:

that A Bylaw to Regulate Reserve Funds, Bylaw #2019-07, be approved.

Possible Motion:

that A Bylaw to Regulate Reserve Funds, Bylaw 2019-07, be adopted.

8. Correspondence for Information

8.1 Ms. Darlene Rhodenizer, PEI Infrastructure Secretariat

9. Adjournment