

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

**May 13, 2019, 7:00 pm**

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	<b>Pages</b>
1. Call to Order	
2. Appointment of Georgetown Sewer Commission	
3. Approval of Agenda	
4. Disclosure of Conflict of Interest	
5. Adoption of Minutes of April 8, 2019, Regular Council Meeting, April 22, 2019, Special Council Meeting, and April 29, 2019, Special Council Meeting	7
6. Delegations, Special Speakers and Public Input	
6.1 Mr. Phillip Hebert, Georgetown Area Development Corp.	
7. Reports	
7.1 RCMP Report	

## 7.2 CAO Report

Possible Motion:

Be it resolved that RGM Home Inspection Services be contracted to inspect the 18 buildings on the list dated April 9, 2019, at a cost of \$11,750 excluding HST.

Possible Motion:

Be it resolved that Niall MacKay be appointed Development Officer of the Town of Three Rivers, with authority to administer the applicable zoning bylaws in both the former Rural Municipality of Lower Montague and the former Town of Montague, effective May 13, 2019.

Possible Motion:

Be it resolved that approval is hereby granted for up to \$15,000 in professional fees for the services of Roy Main to be added to the budgeted amount for Professional Services, FPEIM, FCM Memberships, and a corresponding amount be removed from the Admin Salaries & Benefits budget line.

Possible Motion:

Be it resolved that the visual brand from Insight Marketing be adopted by the Town of Three Rivers.

## 7.3 Montague Planning Board Report

### 7.3.1 Affleck Development (subdivision request)

21

The Afflecks are requesting that the Planning Board consider allowing them to subdivide their property. This property does not front on a street but could be considered a "flag lot" and be allowed with smaller frontage as per Section 14.7.1 of the Zoning Bylaw. They would like to be able to build two more apartments on the other parcel but need to sell the two current apartments to free up capital to do so.

Possible Motion:

The subdivision of PID 1096411 to enable the construction of two more apartment buildings is hereby approved, as per Section 14.7.1 of the Zoning Bylaw.

### 7.3.2 New Affleck apartments

26

Affleck Construction has applied to build two more 12 unit apartments on the property they own behind Town Hall. They are basically carbon copies of the first two units, just on the back piece of property. They have included the access agreement between the two properties.

Possible Motion:

That the development permit applications for two apartment buildings on a parcel to be subdivided from PID 1096411 are approved.

### 7.3.3 Subdivision of 56 Unit Apartment property

31

APM has made application to subdivide the apartment property.

Possible Motion:

Be it resolved that the subdivision of Lot 19-1 from PID 934364, as shown on Drawing 19018-1 dated May 2, 2019, from ISE, is hereby approved.

**7.4 Montague Waterfront Development Corp. Report**

Possible Motion:

that Chris Judson and Reid Lea be appointed to the Board of Directors of the Montague Waterfront Development Corporation, replacing Jim Bagnall and Dan Bartlett.

**7.5 Report from Human Resources Consultant, Mr. Dan Hughes**

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Mr. Hughes will present eight of the HR policies recommended for Three Rivers.

Possible Motion:

that Policy TRHR-1, DRIVER'S ABSTRACTS, VALID DRIVER'S LICENSE AND SATISFACTORY INSURANCE COVERAGE FOR OPERATION OF PERSONAL VEHICLE, is hereby adopted.

Possible Motion:

that Policy TRHR-2, Work Alone Policy, is hereby adopted.

Possible Motion:

that Policy TRHR-6, CORRECTIVE DISCIPLINE POLICY, is hereby adopted.

Possible Motion:

that Policy TRHR-7, Hand Held Wireless Communication Device Use Guideline, is hereby adopted.

Possible Motion:

that Policy TRHR-8, Safety Policy, is hereby adopted.

Possible Motion:

that Policy TRHR-9, Substance Abuse Prevention Policy, is hereby adopted.

Possible Motion:

that Policy TRHR-10, Code of Conduct, is hereby adopted.

Possible Motion:

that Policy TRHR-11, DOMESTIC VIOLENCE POLICY & SAFETY PLAN, is hereby adopted.

**8. Requests for Decision from Committee of Council Meeting**

**8.1 Request for Decision 19-17---A Bylaw to Amend the Town of Montague Zoning Bylaw 2016-02, Bylaw 2019-11** 71

Possible Motion:

**Whereas** an application was received from APM for a portion of PID # 934364 off MacIntyre Ave for a zoning amendment from Residential Two-Family (R-2) to the proposed Residential Medium Density (R-3) under the Town of Montague Zoning Bylaw 2016-02 Zoning Map, for the purposes of constructing an apartment building;

**Be it resolved** that zoning bylaw amendment, Bylaw # 2019-11, a bylaw to amend the Town of Montague Zoning Bylaw 2016-02 be hereby read a first time.

Possible Motion:

**Whereas** an application was received from APM for a portion of PID # 934364 off MacIntyre Ave for a zoning amendment from Residential Two-Family (R-2) to the proposed Residential Medium Density (R-3) under the Town of Montague Zoning Bylaw 2016-02 Zoning Map, for the purposes of constructing an apartment building;

**And whereas** zoning bylaw amendment, Bylaw 2019-11, a bylaw to amend the Town of Montague Zoning Bylaw 2016-02 was read a first time at this Council meeting;

**Be it resolved** that Bylaw #2019-11, a bylaw to Amend the Town of Montague Zoning Bylaw 2016-02 , be hereby approved.

**8.2 Request for Decision 19-18--Cardigan Area Heritage Association** 75

Possible Motion:

that, for fiscal year 2019-20, the Town of Three Rivers will pay the following costs associated with the Cardigan Area Heritage Centre: property and liability insurance, property tax, the second and third (if required) sewage pump-outs, and flowers for the window boxes.

**8.3 Request for Decision 19-19--Artisans on Main** 82

Possible Motion:

that the Town of Three Rivers contribute \$2500 toward the cost of rent at the Artisans on Main shop on Water Street, Montague.

**8.4 Request for Decision 19-22--Hall Rental Policy** 90

Possible Motion:

that the Town of Three Rivers Community Hall Rental Agreement, and the hall rental rates therein, are hereby adopted for the facilities listed in the Agreement.

- 8.5 Request for Decision 19-23--Development Permit Application, PID 488072, Brudenell** 95

Possible Motion:

That the development permit application for PID 488072 for a fourth storage building at 5168 AA Macdonald Highway is hereby approved.

**9. Correspondence for Information**

- 9.1 Mr. Darren Chaisson, Deputy Minister of Transportation, Infrastructure & Energy** 98

**10. Closed Session Pursuant to Sections 119(1)(d) and (e) of the Municipal Government Act**

Possible Motion:

that the meeting be closed pursuant to sections 119(1)(d) and (e) of the Municipal Government Act.

**11. Adjournment**