

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

Public Viewing

December 9, 2019

Members Present Mayor Ed MacAulay, Councillor Wayne Spin, Deputy Mayor Debbie Johnston, Councillor John MacFarlane, Councillor Jane King, Councillor Alan Munro, Councillor Gerard Holland, Councillor Ronnie Nicholson, Councillor Cameron MacLean, Councillor David McGrath, Councillor Cindy MacLean, Councillor Cody Jenkins, Councillor Isaac MacIntyre

Staff Present CAO Jill Walsh, Manager of Community Services Dorothy MacDonald, Accountant Ashley Higginbotham, Planning & Events Manager Gary Smith, Acting Clerk Chelsey Leard

Others Present 25 public, 2 media

1. Call to Order

Mayor MacAulay called the meeting to order at 7:00 pm.

2. Approval of Agenda

Moved By Councillor Holland

Seconded By Councillor Munro

That the agenda be amended to strike items 7.3.1 and 7.3.2.

Motion Carried Unanimously (19-340)

Moved By Councillor MacFarlane

Seconded By Deputy Mayor Johnston

That the agenda be approved as amended.

Motion Carried Unanimously (19-341)

3. Disclosure of Conflict of Interest

There was none.

4. Adoption of Minutes of November 12, 2019, Regular Council Meeting

Moved By Councillor Spin

Seconded By Councillor McGrath

that the minutes of November 12, 2019, Regular Council Meeting, be approved as written.

Motion Carried Unanimously (19-342)

5. RCMP Report

Sgt. Chris Gunn presented the report.

6. Delegations, Special Speakers and Public Input

Mr. Bobby Nicholson voiced some items, including concern for walkers, runners, and bikers within Montague. He would like to see more crosswalk lights like the ones by the Post Office in Montague. Brook Street, Douses Road, and the Confederation Trail were suggested for improvements.

Mr. Dennis Edgecomb would like to see portable speed bumps in Three Rivers, including MacDonald Avenue, John Beer Drive, Princess Drive, and Douses Road. He would also like to see flashing signs that indicate to drivers they are speeding and remind them to slow down.

Mr. Scott Annear suggested that Council send a letter articulating residents' concerns, such as the foregoing, to the proper officials. He also spoke on the Wight Birch variance application and his regret that it was only brought forward after the house was built.

6.1 Public Input re: Rezoning of PIDs 195529, 195537, and 195511 on Main Street from R-1 to R-3

Ms. Zhujun Yao of Co-Life Development Company LTD spoke about the plans for the 3 lots to be rezoned. They hope to build owner-occupied medium to high-end housing, including 2 or 3 condos/townhouses, with 15 units total. They are working with an architect to decide what the design will be.

6.2 Public Input re: Variance Application, Sideyard Setback 11.1', 99 Wight Birch Crescent

Ms. Sharon Ogawa spoke regarding her opposition to the variance. She said the original application was incomplete but was approved. There have been negative impacts: the development is too close to the road, with encroachment on the right-of-way, there is no culvert and water runs towards neighboring properties and has or may result in washing out Wight Birch Lane. She requested that Three Rivers deny the request. She put forward the position that accepting the variance application was be in violation of Three Rivers' own bylaws.

Mr. Jim Hatton stated that they applied for a development permit for Wight Birch Crescent a year ago. There was no application for Three Rivers, so they used the Lower Montague form. They have attempted to deal with the neighbors, they have brought in contractors to give advice about land-shaping measures to mitigate the impacts of stormwater. His position is that issuance of the variance is within the purview of Council.

Mr. Darren Wight said a ditch would not fix the issue.

Ms. Sharon Riley stated that none of the issues were intentionally created. They have been told there were water issues on Wight Birch prior to their development; she wants to work together with the neighbors.

6.3 Mr. John MacDonald

Mr. John MacDonald, representing the CCDA, made several suggestions to the Council. He would like to see a crushed gravel walkway put in Cardigan near the Farmers Market, and an expanded parking lot to allow for disabled parking. He asked Council to look at relocating the kayak dock. He suggests it be moved over to the Marina side. He would like to see disabled parking at the north end of the Cardigan bridge by the Gazebo. He raised the subject of a municipal water system.

7. Reports

7.1 Development Permit Report

As written.

7.2 Financial Report--Operating--October 31, 2019

As written.

8. Requests for Decision from Committee of Council Meeting

8.1 Request for Decision 19-65--RFP for Official Plan

Moved By Deputy Mayor Johnston

Seconded By Councillor Spin

Be it resolved that the Request for Proposals for the creation of the official community plan and zoning bylaw for the Town of Three Rivers, as attached, be issued.

Motion Carried Unanimously (19-343)

8.2 Request for Decision 19-66--Three Rivers Planning Board

Moved By Councillor Cameron MacLean

Seconded By Councillor McGrath

WHEREAS pursuant to section 9 of the Planning Act, the responsibility for Municipal Planning and the administration of its official plan within its boundaries rests with Town Council;

AND WHEREAS prior to its amalgamation, municipal planning matters in the Town were under the responsibility of municipalities now comprising the Town of Three

Rivers, including the Planning Boards of Montague, Georgetown and Brudenell, respectively;

AND WHEREAS it is in the best interest of the Town and its residents, that municipal planning matters in the Town be under the administration and responsibility of one Board;

AND WHEREAS Council appoint a planning board to be known as the Three Rivers Planning Board;

NOW THEREFORE BE IT RESOLVED that:

1. The Town does hereby establish and appoint the Three Rivers Planning Board upon the terms and conditions contained in the attached Terms of Reference;
2. Upon Council appointing members to the Three Rivers Planning Board, responsibility for all municipal planning matters, including those previously under the responsibility of the Planning Boards of Montague, Georgetown and Brudenell and other municipalities now comprising Three Rivers, be transferred to the Three Rivers Planning Board, and thereafter the Planning Boards of Montague, Georgetown and Brudenell be disbanded.

Moved by Councillor Holland
Seconded by Deputy Mayor Johnston
That the motion be tabled

Motion to Table Carried Unanimously (19-344)

Motion Tabled

8.3 Request for Decision 19-67--Development Permit Fees

Moved By Councillor MacFarlane
Seconded By Councillor MacIntyre

Be it resolved that, effective January 1, 2020, building permit fees in Three Rivers shall be \$5.00 per \$1,000 in construction costs for developments subject to the National Building Code 2015, with a minimum fee of \$1,000 per development. Development permit fees will be \$75 per development permit application and are separate from and additional to building permit fees.

Motion Carried Unanimously (19-345)

8.4 Request for Decision 19-69--West St Lift Station

Moved By Councillor Spin
Seconded By Councillor Cameron MacLean

Be it resolved that the tender for the West Street Lift Station upgrade be awarded to Island Coastal in the amount of \$378,000, and that total project costs in excess of \$429,000 will be paid by the Georgetown Sewer Corporation.

Motion Carried Unanimously (19-346)

8.5 Request for Decision 19-70--Refinancing

Moved By Deputy Mayor Johnston

Seconded By Councillor Spin

Be it resolved that the Town of Three Rivers authorize borrowing of \$964,882.62 with the Bank of Montreal, for the purpose of refinancing existing debt. This amount is for a five-year term, amortized until Oct 31, 2026 at a rate of 3.07% and will be repaid in monthly blended payments of \$12,908. This amount will not cause the Town to exceed its debt limits as defined in the General Borrowing Bylaw.

Motion Carried Unanimously (19-347)

8.6 Request for Decision 19-71--Installation of Splash Pad

Moved By Councillor King

Seconded By Councillor Munro

Be it resolved that a total budget of \$290,000 for the splash park is approved as follows:

Equipment \$92,000

Installation incl. re-circulation \$179,500

building \$16,000

geo-technical \$2,500

and that the cost overruns (up to \$136,000) that are not matched by increased funding from other sources will be paid from the Montague reserve fund.

Moved by Deputy Mayor Johnston

Seconded by Councillor Spin

that the motion be amended to read that other sources should be taken from the Three Rivers General Operating Account.

In Favour: Councillor Cameron MacLean, Councillor MacFarlane, Deputy Mayor Johnston, and Councillor Spin

Opposed: Councillor King, Councillor Munro, Councillor Holland, Councillor McGrath, Councillor MacIntyre, Councillor Jenkins and Councillor Cindy MacLean, Councillor Nicholson

Amendment Defeated

In Favour: Councillor Cameron MacLean, Councillor King, Councillor Munro, Councillor Holland, Councillor McGrath, Councillor MacIntyre, Councillor Jenkins and Councillor Cindy MacLean, Councillor Nicholson

Opposed: Councillor MacFarlane, Deputy Mayor Johnston, and Councillor Spin

Motion Carried (19-348)

Moved By Councillor King
Seconded By Councillor Munro

Be it resolved that the quotation #18-9251-B-R1 from ABC Recreation for \$179,431 including HST be accepted.

Motion Carried Unanimously (19-349)

8.7 Request for Decision 19-64 Land Issue

Moved By Councillor Cameron MacLean
Seconded By Councillor McGrath

that the Grants Bylaw Amendment No. 2, Bylaw 2019-16, be read a second time.

Motion Carried Unanimously (19-350)

Moved By Councillor MacFarlane
Seconded By Councillor McGrath

that the Grants Bylaw Amendment No. 2, Bylaw 2019-16, be approved.

Motion Carried Unanimously (19-351)

Moved By Councillor MacFarlane
Seconded By Councillor MacIntyre

that the Grants Bylaw Amendment No. 2, Bylaw 2019-16, be adopted.

Motion Carried Unanimously (19-352)

9. Closed Session Pursuant to section 119(1)(f) of the MGA

Moved By Councillor MacFarlane
Seconded By Councillor McGrath

that the meeting be closed pursuant to section 119(1)(f) of the Municipal Government Act.

Motion Carried Unanimously (19-353)

8:45 pm—the meeting was closed.

10. Adjournment

Moved By Councillor Spin

Seconded By Councillor Cindy MacLean

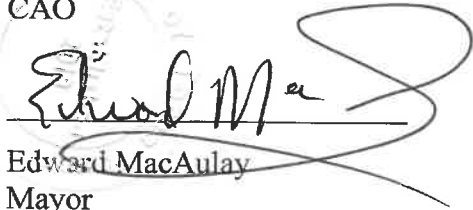
that the meeting be adjourned.

Motion Carried Unanimously (19-355)

This meeting was adjourned at 8:54pm.



Jill Walsh
CAO



Edward MacAulay
Mayor