



Minutes
Town of Three Rivers
Regular Council Meeting
Public View

February 15, 2022, 7:00 pm
Kings Playhouse

Members Present	Mayor Ed MacAulay, Deputy Mayor Debbie Johnston, Councillor Larry Creed, Councillor Hannah Dawson-Murphy, Councillor Cody Jenkins, Councillor Jane King, Councillor Cameron MacLean, Councillor Cindy MacLean, Councillor David McGrath, Councillor Paul Morrison, Councillor Alan Munro
Staff Present	CAO Jill Walsh, Manager Community Services Dorothy Macdonald, Development Officer Lee Kenebel, Clerk of Council Joan Marks
Others Present	Audio technician Phil Bulpitt 1 media

1. Call to Order

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

2. Approval of Agenda

22-011

Moved By Councillor Cameron MacLean

Seconded By Councillor Munro

THAT the agenda be approved as presented.

Motion Carried Unanimously

3. Disclosure of Conflict of Interest

There were none.

4. Adoption of January 10, 2022 Minutes of Regular Council Meeting

22-012

Moved By Councillor King

Seconded By Councillor Jenkins

THAT the minutes of the January 10, 2022, Regular Council Meeting be adopted as written.

Motion Carried Unanimously

Councillor Paul Morrison joined the meeting at 7:10 pm.

5. RCMP Report

RCMP Corporal Glenn Dudley presented report.

6. Presentations and Delegations

There were none.

7. Reports

7.1 Mayor's Report

Mayor MacAulay reported he had attended the Canadian Congress of Diversity of Workplace Equity, and the FPEIM Symposium on Diversity of Workplace Equity in January and the announcement of a Clean Tech Park initiative near Georgetown.

7.2 Planning Board Report

7.2.1 Development Application - PID 1070291, Michael Dean Lane, Brudenell, Single Unit Dwelling Development on a Private Road

22-013

Moved By Councillor King

Seconded By Councillor Munro

BE IT RESOLVED THAT the Town of Three Rivers approve the development permit application for a 3026 sq. ft. single unit dwelling located on Michael Dean Ln, PID 1070291.

Motion Carried Unanimously

7.2.2 Subdivision Application - PID 948075, Rte 17, Lower Montague, 13 Lot Subdivision

22-014

Moved By Councillor King

Seconded By Councillor Munro

BE IT RESOLVED THAT the Town of Three Rivers approve the proposed 13-lot subdivision on PID#948075, Route 17 on the following conditions:

1. An Environmental Impact Assessment is provided.
2. Establish a Homeowner's Association which shall, at a point to be determined by Council through the Development Officer, assume ownership and maintenance of all private Roads in the subdivision.
3. The road shall be constructed by the Developer in accordance with the standards established by the Provincial Government

for public Roads, with the exception of finished pavement. Final subdivision approval shall not be granted by Council until the Road has been certified by a professional engineer licensed to practice on Prince Edward Island.

4. Final subdivision approval shall be granted by Council only after the applicant has complied fully with all applicable requirements of these conditions and has submitted seven (7) copies of a final subdivision plan showing all Lots pinned and certified by an accredited member of the Association of Prince Edward Island Land Surveyors.
5. The Development Officer, on behalf of Council, shall give notice of final approval of the subdivision in writing to the applicant. Council shall place its approval stamp on the seven (7) copies of the survey plan and shall return one copy to the applicant.
6. Final approval of a subdivision plan shall not be given by Council until:
 - (a) the survey plan has been submitted for recommendations to any appropriate provincial or federal government departments.
 - (b) all agreements and other pertinent documents have been prepared and concluded to the satisfaction of Council.
 - (c) all transactions involving the transfer of money or land in conjunction with the subdivision of land have been secured to the satisfaction of Council,
 - (d) a digital file containing the (real earth) geographic co-ordinates of said plan of subdivision has been submitted.

Motion Carried Unanimously

7.2.3 Development Application - PID 198820, Fraser Street, Montague, 2 - 12 Unit Apartment Buildings

22-015

Moved By Councillor King

Seconded By Councillor Munro

BE IT RESOLVED THAT the Town of Three Rivers approve:

1. the development permit application for two 12-unit, three (3) story, 5016 sq. ft. apartment buildings with a deck floor area of 72 sq. ft. per unit, located on PID 198820 Fraser St, Montague, and

2. a minor variance for approximate building heights of 38.33 ft., on the following condition:
 - During construction and prior to the establishment of a lawn, the developer must ensure there are silt controls in the form of numerous straw bale filters located in the swales. A silt fence must be installed by the developer and remain in place for the duration of the project, around the sediment control pond to aid in the control of site runoff during construction.

Motion Carried Unanimously

7.2.4 Development Application - PID 169102, 74 East Street, Georgetown, Addition to Municipal Water Building

22-016

Moved By Councillor King

Seconded By Councillor Munro

BE IT RESOLVED THAT the Town of Three Rivers approve a Special Use Permit for the addition to the water utility building measuring 7.95 metres x 3.45 metres and 4.37 metres in height, and three (3) standby generators with associated concrete pads measuring 1 metre x 2 metres together with the protective steel bollards surrounding each unit on lands at 74 East Street Georgetown, PID 169102, and PID 169110, subject to the following:

- Prior to issuing a Special Use permit, the public notification process described in Part 5.6.3 of the Georgetown Zoning & Subdivision Control Bylaw 2018 is completed and if no objections are received, the Issuing of the Special Use Permit shall be delegated to the Development Officer.

Motion Carried Unanimously

7.2.5 Subdivison Application - PID 608901, North Street, Georgetown, Two Lots for Single Family Dwellinghouses

22-017

Moved By Councillor King

Seconded By Councillor Munro

BE IT RESOLVED THAT the Town of Three Rivers approve the application for subdivision of PID 608901 into two lots for single family dwelling houses bearing equal frontage to North Street comprising 822.5 sq.m. in area each.

Condition 1: The developer shall apply for municipal water and sewer connections and shall be responsible for expenses pursuant to the second lot created as a result of this subdivision approval.

Condition 2: That five (5) copies of the final subdivision plan showing both lots pinned and certified by a surveyor registered to practice in Prince Edward Island be submitted.

Motion Carried Unanimously

7.3 CAO Report

22-018

Moved By Councillor Munro

Seconded By Councillor McGrath

BE IT RESOLVED THAT Three Rivers agrees to extend the Memorandum of Understanding re: Municipal Funding for one year, to March 31, 2023, with the full tier 1 development control credit of .012/\$100 to become payable to Three Rivers on the date that Three Rivers assumes responsibility for planning and development across the entire municipality.

Motion Carried Unanimously

7.4 Development Permit Report

Report presented as written.

7.5 Financial Report

Report presented as written.

8. Requests for Decision from Committee of Council Meeting

8.1 Request for Decision 22-02 Maintenance II Position

22-019

Moved By Councillor Creed

Seconded By Councillor King

BE IT RESOLVED THAT authority is granted to hire one (1) Maintenance II worker for the Town of Three Rivers in a permanent position subject to a six-month probationary period.

Motion Carried Unanimously

8.2 Request for Decision 22-03 PID 172148

22-020

Moved By Councillor Munro

Seconded By Councillor Creed

WHEREAS Three Rivers owns PID 172148, 89 George Street, and

WHEREAS a request that it be deemed surplus has been received, and

WHEREAS the neighbouring properties are used for residential purposes,
and

WHEREAS Three Rivers has no foreseeable use for the property, and

WHEREAS further development in Georgetown is considered desirable,

THEREFORE BE IT RESOLVED THAT PID 172148 is hereby declared
surplus.

Motion Carried Unanimously

8.3 Request for Decision 22-04 Amend Fee Schedule

Amendments

Moved By Councillor Munro

Seconded By Deputy Mayor Johnston

BE IT RESOLVED THAT Schedule A to the Fees Bylaw is amended as
presented.

Moved By Councillor Munro

Seconded By Councillor Creed

That the motion be amended to set the standard fee for all water
connects or disconnects at \$75, plus an additional \$125 off-season
charge.

Amendment Carried Unanimously

22-021

Moved By Councillor Munro

Seconded By Deputy Mayor Johnston

BE IT RESOLVED THAT Schedule A to the Fees Bylaw is amended as
follows: Water Connection or Disconnection fee in Georgetown and
Montague be increased to \$75.00 and the additional charge from Nov 1 -
April 30 be increased to \$125.00.

Main Motion as Amended Carried Unanimously

9. Closed Session

22-022

Moved By Councillor King

Seconded By Councillor Munro

THAT the meeting be closed under section 119 (1) (d) of the MGA.

Motion Carried Unanimously

The meeting was closed at 7:58 pm.

22-023

Moved By Councillor King

Seconded By Councillor Creed

THAT the CAO be excused under Section 120 (1) of the MGA.

Motion Carried Unanimously

Mayor MacAulay designated Deputy Mayor Johnston to record and sign the minutes of the closed meeting session in place of the CAO under Section 120 (2) of the MGA.

10. Adjournment

22-024

THAT the meeting be adjourned.

Motion Carried Unanimously

The meeting was adjourned at 9:05 pm.

Jill Walsh

Jill Walsh
CAO

Ed MacAulay

Ed MacAulay
Mayor