



Minutes
Town of Three Rivers
Regular Council Meeting

March 14, 2022, 7:00 pm
Kings Playhouse

Members Present	Mayor Ed MacAulay, Deputy Mayor Debbie Johnston, Councillor Larry Creed, Councillor Hannah Dawson-Murphy, Councillor Gerard Holland, Councillor Jane King, Councillor John MacFarlane, Councillor Cameron MacLean, Councillor Cindy MacLean, Councillor David McGrath, Councillor Paul Morrison, Councillor Alan Munro
Staff Present	CAO Jill Walsh, Manager of Corporate Services Danielle Herring, Manager Community Services Dorothy Macdonald, Development Officer Lee Kenebel, Patrick Donahoe, Clerk of Council Joan Marks, Accountant Ashley Higginbotham
Others Present	Audio technician Phil Bulpitt 9 public 1 media

1. Call to Order

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

2. Approval of Agenda

22-029

Moved By Councillor Munro

Seconded By Councillor King

THAT the agenda be approved as presented.

Motion Carried Unanimously

3. Disclosure of Conflict of Interest

Deputy Mayor Johnston declared a conflict on item 6.3.2.

Councillor Cindy MacLean declared a conflict on item 6.3.6.

Planning Technician Pat Donahoe declared a conflict on item 6.3.7.

4. Adoption of February 15, 2022, Minutes of Regular Council Meeting and February 28, 2022, Special Council Meeting

22-030

Moved By Deputy Mayor Johnston

Seconded By Councillor McGrath

THAT the minutes of the February 15, 2022 Regular Council Meeting be adopted as written.

Motion Carried Unanimously

22-031

Moved By Councillor Munro

Seconded By Councillor McGrath

THAT the minutes of the February 28, 2022 Special Council Meeting be adopted as written.

Motion Carried Unanimously

5. Presentations and Delegations

There were none.

6. Reports

6.1 Mayor's Report

Mayor MacAulay had no report for this month.

6.2 Development Permit Report

Report presented as written.

6.3 Planning Board Report

6.3.1 Development Application - PID 1107382, 805 Brudenell Point Road, Brudenell - GWBI Dormitory

It was requested that there be some discussion with local fishermen with regards to continued access to shoreline.

22-032

Moved By Councillor King

Seconded By Councillor Munro

THAT the Town of Three Rivers approve the proposed monastery dormitory measuring 74.7 metres x 24.6 metres x 13.715 metres in height and accessory building measuring 21 metres x 35.5 metres x 7.83 metres in height and associated site works as they have been found to meet the requirements of the Town of Three Rivers Brudenell Official Plan 2019 and the Town of Three Rivers Brudenell Zoning Bylaw 2019.

Motion Carried Unanimously

6.3.2 Development Application - PID 789156, 122 Cottage Lane, Lower Montague - Solar Panels

Deputy Mayor Debbie Johnston left the meeting at 7:05 pm.

22-033

Moved By Councillor King

Seconded By Councillor Munro

THAT the Town of Three Rivers approve the proposed development of 29 rooftop solar panels at 122 Cottage Lane, Lower Montague, PID 789156 as it has been found to meet the requirements of The Community of Lower Montague Official Plan 2011 and the Lower Montague Zoning & Subdivision Control (Development) Bylaw 2012.

Motion Carried Unanimously

Deputy Mayor Debbie Johnston re-joined the meeting at 7:07 pm.

6.3.3 Lot Consolidation Application - PIDs 198069, 196642 and 196675, School Street, Fraser Street and Riverview Drive, Montague

22-034

Moved By Councillor King

Seconded By Councillor Munro

THAT the Town of Three Rivers approve the proposed consolidation of PID 198069, PID 196642 and PID 196675, amounting to 3239.62 sq/metres (34,817 sq/ft.), as it has been found to meet the requirements of The Town of Montague Official Plan 2016 and The Town of Montague Zoning Bylaw 2017, subject to the following condition:

1. Submission of 6 copies of a final plan of survey showing the exact dimensions of the proposed lot, as well as the existing buildings, certified by a Prince Edward Island Land Surveyor

Motion Carried Unanimously

**6.3.4 Development Application - PID 1044866, 41 Kent Street, Georgetown
- Rental Accommodations**

22-035

Moved By Councillor King

Seconded By Councillor Munro

THAT the Town of Three Rivers approve the change of use of the Kent Square retail mall located at 41 Kent Street, Georgetown, PID 1044866 to provide five short term accommodation units subject to the following condition:

1. That a development agreement which addresses parking provision, snow removal and road maintenance be signed by the applicant and the applicant shall bear the reasonable costs of its preparation.

Motion Carried Unanimously

**6.3.5 Development Application - PID 197046, 231 Willow Street, Montague
- Solar Panels**

22-036

Moved By Councillor King

Seconded By Councillor Munro

THAT the Town of Three Rivers approve the proposed development of 19 rooftop solar panels at 231 Willow Street Montague PID 197046 as it has been found to meet the requirements of The Town of Montague Official Plan 2016 and The Town of Montague Zoning Bylaw 2017.

Motion Carried Unanimously

6.3.6 Development Application - PID 634196, Angus Lane, Brudenell - Four Cottages

Councillor Cindy MacLean left the meeting at 7:10 pm.

22-037

Moved By Councillor King

Seconded By Councillor Munro

THAT the Town of Three Rivers approve the development of four 925 sq. ft. cottages located on Angus Ln, PID 634196, provided it meets the following conditions:

1. Septic Lot Categorization meets minimum lot size and minimum circle diameter requirements, and a Septic Registration Form is submitted to the planning department.
2. The applicant submits to the Town an entrance permit from the Department of Transportation, Infrastructure and Energy for the property, and a sight distance evaluation for the entrance will be received by Department of Transportation if required.
3. Entrance, Parking & Storage shed or fence location of outdoor garbage, compost and recycling bins shall be identified on drawings. Recycling storage shall not be located in the front yard.

Motion Carried Unanimously

Councillor Cindy MacLean re-joined the meeting at 7:12 pm.

Patrick Donahoe joined the meeting at 7:10 pm.

6.3.7 Subdivision Agreement PID 166256 Brudenell Pt Road, Brudenell

Patrick Donahoe left the meeting at 7:12 pm.

There was some discussion of designated greenspace and responsibilities for future maintenance.

22-038

Moved By Councillor King

Seconded By Councillor Munro

BE IT RESOLVED THAT the Town of Three Rivers approve the draft subdivision agreement between MDB Ventures LTD. and the Town of Three Rivers as presented with a change to section 2.9 to read as follows:

- The Developer shall establish a Homeowner's Association within one hundred and twenty (120) days of the approval of the subdivision agreement by Council, and assume ownership and maintenance of all private roads in the subdivision.

Motion Carried Unanimously

Patrick Donahoe re-joined the meeting at 7:16 pm.

7. Presentation of Financial Plan 2022-23

Manager of Corporate Services Danielle Herring presented the financial plan.

22-039

Moved By Councillor Munro

Seconded By Councillor Holland

BE IT RESOLVED THAT the Financial Plan be adopted as presented, with municipal property tax rates for 2022 set as indicated on the Property Tax schedule.

Motion Carried Unanimously

8. Adjournment

22-040

Moved By Councillor Munro

Seconded By Deputy Mayor Johnston

THAT the meeting be adjourned.

Motion Carried Unanimously

The meeting was adjourned at 7:28 pm.

Dorothy MacDonald

Dorothy MacDonald
Acting CAO

Ed MacAulay

Ed MacAulay
Mayor