



Agenda
Town of Three Rivers
Regular Council Meeting

July 11, 2022, 7:00 pm
Town Hall

1. **Call to Order**
2. **Approval of Agenda**
Motion:
THAT the agenda be approved as presented.
3. **Disclosure of Conflict of Interest**
4. **Adoption of June 13, 2022 Minutes of Regular Council Meeting**
Motion:
THAT the minutes of the June 13, 2022 Regular Council Meeting be adopted as written.
5. **RCMP Report**
6. **Presentations and Delegations**
Speakers are allowed five (5) minutes to present to Council. Council will not debate or enter into a dialogue with speaker(s) during the presentation. Council may question speaker(s) after presentation.
7. **Reports**
 - 7.1. **Planning Board Report**

7.1.1. Consolidation Application - PID 539833 & PID 1134543, Jack Annear Crescent, Lower Montague

Motion:

BE IT RESOLVED THAT the consolidation of PID 539833 with PID 1134543 be approved on the following conditions.

Conditions:

1. The subdivision has been surveyed and the survey plan has been certified by a Prince Edward Island Land Surveyor and the planning department has received 7 copies.
2. The survey plan has been submitted for recommendations to any appropriate provincial or federal government departments.
3. All transactions involving the transfer of money or land in conjunction with the subdivision have been made to the satisfaction of Council.
4. A digital file containing the (real earth) geographic co-ordinates of said plan of subdivision has been submitted.
5. Is suitable to the topography, physical conditions, soil characteristics, and natural and surface drainage of the land.

7.1.2. Development Application - PID 539833 & PID 1134543, Jack Annear Cres, Lower Montague

Motion:

BE IT RESOLVED THAT the application for a special development permit located on Jack Annear Cres, PID 539833 to locate an accessory structure in a front yard and major variance of 14.5% to exceed the maximum accessory building size be approved as the proposed location and major variance are not an intentional disregard for the requirements of the bylaws and the proposal meets the criteria established in the Lower Montague Zoning & Subdivision Control (Development) Bylaw 2012 & The Community of Lower Montague Official Plan 2012.

7.1.3. Development Application - PID 539833, Jack Annear Crescent, Lower Montague

Motion:

BE IT RESOLVED THAT a 2226 sq. ft single unit dwelling located on Jack Annear Cres, PID 539833 be approved.

7.1.4. Development Application - PID 172148, 89 George St, Georgetown

Motion:

BE IT RESOLVED THAT the development application for a Single-unit Dwelling on PID 172148, 89 George Street, for a 28 ft. x 36 ft. development with an 8ft. by 10 ft. deck & 6 ft. by 6 ft. deck be approved.

7.1.5. Subdivision Application - PID 165589 & 912311, MacDonald Rd, Brudenell

Motion:

BE IT RESOLVED THAT:

- the 3 acre Parcel A , as shown on Bernard Land Surveys preliminary plan 22-071 dated May 15, 2022, is severed from PID 165589 and consolidated with PID 912311 to make a 4-acre parcel, which measures 127.23m by 127.23m, and
- the subdivision of lot 22-1, as shown on Bernard Land Surveys preliminary plan 22-071 dated May 15, 2022, a 2.8-acre lot measuring 127.23m by 88.209m, from PID#165589 on MacDonald Rd, be approved

on the following conditions.

Conditions:

1. All transactions involving the transfer of money or land in conjunction with the subdivision have been made to the satisfaction of Council.
2. The subdivision has been surveyed and the survey plan has been certified by a Prince Edward Island Land Surveyor & the planning department has received 6 copies.
3. Approval obtained from appropriate provincial departments.
4. Will not cause undue flooding or erosion or adversely affect the water table.
5. Furnish evidence that an on-site sewage disposal system permit has been obtained and meets the requirements, according to the PEI Sewage Disposal Regulations.

7.1.6. Severance Application - PID 165696, MacDonald Rd, Brudenell

Motion:

BE IT RESOLVED THAT the proposed severance of a 19.6-acre lot from a 67.5-acre lot PID#165696, MacDonald Rd, be approved on the following conditions.

Conditions:

1. All transactions involving the transfer of money or land in conjunction with the subdivision have been made to the satisfaction of Council.
2. The subdivision has been surveyed and the survey plan has been certified by a Prince Edward Island Land Surveyor and the planning department has received 6 copies.
3. Approval obtained from appropriate provincial departments.
4. Will not cause undue flooding or erosion or adversely affect the water table.

7.1.7. Severance Application - PID 166074, Robertson Rd, Brudenell

Motion:

BE IT RESOLVED THAT the proposed severance of a 3.37-acre lot from PID#166074, Robertson Rd be approved on the following conditions.

Conditions:

1. All transactions involving the transfer of money or land in conjunction with the subdivision have been made to the satisfaction of Council.
2. The subdivision has been surveyed and the survey plan has been certified by a Prince Edward Island Land Surveyor & the planning department has received 6 copies.

7.1.8. Review and Recommendation of Official Plan and Bylaws

Motion:

BE IT RESOLVED THAT the Town of Three Rivers Official Plan be adopted.

Motion:

BE IT RESOLVED THAT the Three Rivers Development Bylaw, bylaw 2022-05, be read a first time.

Motion:

BE IT RESOLVED THAT the Three Rivers Development Bylaw, bylaw 2022-05, be approved.

7.2. Georgetown Sewer Corporation

Motion:

BE IT RESOLVED THAT the Town of Three Rivers will grant an easement across PID 172981, from Kent Street to East Royalty Road, north of PID 682591, for the installation of sewer and water lines, on the condition that the developer of the Clean Tech Park replace the sewer main between the easement and Glenelg Street.

7.3. Financial Report

8. Requests for Decision from Committee of Council Meeting

8.1. Request for Decision 22-25 Memorandum of Settlement

Motion:

BE IT RESOLVED THAT Council adopts the terms of reference creating an Ad-Hoc Committee to consider the Memorandum of Settlement which was signed prior to amalgamation in 2018.

8.2. Request for Decision 22-27 Election Bylaw

Motion:

BE IT RESOLVED THAT the Bylaw to Regulate Municipal Elections, Bylaw 2022-04, be read a second time.

Motion:

BE IT RESOLVED THAT the Bylaw to Regulate Municipal Elections, Bylaw 2022-04, be approved.

Motion:

BE IT RESOLVED THAT the Bylaw to Regulate Municipal Elections, Bylaw 2022-04, be adopted.

8.3. Request for Decision 22-30 CFWC Management Agreement

Motion:

BE IT RESOLVED THAT the Management Agreement for the Cavendish Farms Wellness Centre be approved and executed.

9. Closed Session per MGA Section 119 (1) (c)

10. Adjournment

Motion:

THAT the meeting be adjourned.