



Minutes
Town of Three Rivers
Regular Council Meeting

July 11, 2022, 7:00 pm
Town Hall

Members Present Deputy Mayor Debbie Johnston, Councillor Larry Creed, Councillor Gerard Holland, Councillor Cody Jenkins, Councillor Jane King, Councillor John MacFarlane, Councillor Cameron MacLean, Councillor Cindy MacLean, Councillor Hannah Martens, Councillor David McGrath, Councillor Alan Munro

Staff Present CAO Jill Walsh, Manager of Corporate Services Danielle Herring, Manager of Community Services Dorothy Macdonald, Development Officer Lee Kenebel, Planning Technician Patrick Donahoe, Clerk of Council Joan Marks

Others Present 3 public
1 media

1. Call to Order

Deputy Mayor Johnston called the meeting to order at 7:00 pm and advised the meeting that communication was received prior to the recent ER closures.

2. Approval of Agenda

22-121

Moved By Councillor MacFarlane

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 June 13, 2022 Minutes of Regular Council Meeting

22-122

Moved By Councillor Creed

Seconded By Councillor McGrath

THAT the minutes of the June 13, 2022, Regular Council Meeting be adopted as written.

Motion Carried Unanimously

5. RCMP Report

Not available.

6. Presentations and Delegations

Ms. Carla Morgan spoke about green space in Montague.

7. Reports

7.1 Planning Board Report

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

22-123

Moved By Councillor Munro

Seconded By Councillor Creed

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.

Motion Carried Unanimously

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

22-124

Moved By Councillor Munro

Seconded By Councillor McGrath

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.

Motion Carried Unanimously

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

22-125

Moved By Councillor Munro

Seconded By Councillor Creed

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

Motion Carried Unanimously

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

22-126

Moved By Councillor Munro

Seconded By Councillor Cindy MacLean

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.

Motion Carried Unanimously

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

22-127

Moved By Councillor Munro

Seconded By Councillor Creed

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.

Motion Carried Unanimously

7.1.6 Severance Application - PID 165696, MacDonald Rd, Brudenell

22-128

Moved By Councillor Munro

Seconded By Councillor Creed

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.

Motion Carried Unanimously

7.1.7 Severance Application - PID 166074, Robertson Rd, Brudenell

22-129

Moved By Councillor Munro

Seconded By Councillor MacFarlane

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.

Motion Carried Unanimously

7.1.8 Review and Recommendation of Official Plan and Bylaws

Councillor Gerard Holland joined the meeting at 7:27 pm.

22-130

Moved By Councillor Munro

Seconded By Councillor MacFarlane

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

Motion Carried Unanimously

22-131

Moved By Councillor Jenkins

Seconded By Councillor Creed

THAT the zoning on PID 172981 be designated Mixed Use (MU), and that the Development Bylaw 2022-05 Schedule B2 reflect such.

Motion Carried Unanimously

22-132

Moved By Councillor McGrath

Seconded By Councillor MacFarlane

BE IT RESOLVED THAT the Three Rivers Development Bylaw, bylaw 2022-05, with amended Schedule B2, be read a first time.

Motion Carried Unanimously

22-133

Moved By Councillor MacFarlane

Seconded By Councillor Creed

BE IT RESOLVED THAT the Three Rivers Development Bylaw, bylaw 2022-05, with amended Schedule B2, be approved.

Motion Carried Unanimously

Deputy Mayor Johnston thanked Planning Board members, staff and Fotenn Consultants for their work on this project.

7.2 Georgetown Sewer Corporation

22-134

Moved By Councillor Jenkins

Seconded By Councillor MacFarlane

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.

Motion Carried Unanimously

7.3 Financial Report

Report presented as written.

8. Requests for Decision from Committee of Council Meeting

8.1 Request for Decision 22-25 Memorandum of Settlement

22-135

Moved By Councillor Martens

Seconded By Councillor Cameron MacLean

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.

Carried

1 opposed.

Deputy Mayor Johnston announced that the appointments of the Mayor to the committee are: Councillor Hannah Martens as Chair and members Deputy Mayor Johnston, Councillor Paul Morrison and Councillor Cody Jenkins.

8.2 Request for Decision 22-27 Election Bylaw

22-136

Moved By Councillor Munro

Seconded By Councillor King

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

Motion Carried Unanimously

22-137

Moved By Councillor Morrison

Seconded By Councillor MacFarlane

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

Motion Carried Unanimously

22-138

Moved By Councillor Cameron MacLean

Seconded By Councillor McGrath

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

Motion Carried Unanimously

8.3 Request for Decision 22-30 CFWC Management Agreement

22-139

Moved By Councillor Cameron MacLean

Seconded By Councillor Creed

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

Motion Carried Unanimously

Thanks was extended to Councillor Creed and staff for work on this item.

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

22-140

Moved By Councillor Munro

Seconded By Councillor MacFarlane

THAT the meeting be closed per MGA section 119 (1) (c).

Motion Carried Unanimously

The meeting was closed at 7:44 pm.

A request to revise the Mandatory Vaccination Policy was discussed.

10. Adjournment

22-141

Moved By Councillor MacFarlane

Seconded By Councillor King

THAT the meeting be adjourned.

Motion Carried Unanimously

The meeting was adjourned at 7:58 pm.

Jill Walsh

Jill Walsh
CAO

Debbie Johnston

Debbie Johnston
Deputy Mayor