



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

**December 12, 2022**

**7:00 pm**

**Town Hall - Council Chambers**

1. **Call to Order**
2. **Approval of Agenda**  
**Motion:**  
THAT the agenda be approved as presented.
3. **Mayor's Appointments**
4. **Disclosure of Conflict of Interest**
5. **Adoption of November 14, 2022 Minutes of Regular Council Meeting, November 28, 2022 Special Council Meeting and December 6, 2022 Special Council Meeting**  
**Motion:**  
THAT the minutes of the November 14, 2022 Regular Council Meeting be adopted as written.  
**Motion:**  
THAT the minutes of the November 28, 2022 Special Council meeting be adopted as written.  
**Motion:**  
THAT the minutes of the December 6, 2022 Special Council meeting be adopted as written.
6. **RCMP Report**
7. **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.

**8. Reports**

**8.1. Mayor's Report**

**8.2. Development Permit Report**

**8.3. Planning Board Report**

**8.3.1. Consolidation Application - Case 78.22.SVC, PIDs 650416, 500165, 724823, 719047, 5128 AA MacDonald Hwy, Brudenell**

**Motion:**

THAT the consolidation of PID's 650416, 500165, 724823 & 719047 is hereby approved, as it has been found to meet the requirements of The Town of Three Rivers Brudenell Official Plan 2019 and The Town of Brudenell Zoning Bylaw 2019.

Approval is subject to the following condition:

- 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.

**8.3.2. Consolidation Application - Case 80.22.SVC, PIDs 199067, 199075, 199083, 5326 & 5322 AA MacDonald Hwy, Brudenell**

**Motion:**

THAT the consolidation of PID's 199067, 199075, 199083 is hereby approved, as it has been found to meet the requirements of The Town of Three Rivers Brudenell Official Plan 2019 and The Town of Brudenell Zoning Bylaw 2019.

Approval is subject to the following condition:

- 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.

**8.3.3. Development Application - Case 81.22.DEP, PID 711606, 56 Crescent Lane, Brudenell**

**Motion:**

THAT the proposed 4706 sq.ft. extension to connect two existing commercial buildings be approved, as it has 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. Approval is subject to the following condition:

- Provide a sufficient parking space layout to the satisfaction of the development officer.

**8.3.4. Consolidation Application - Case 82.22.SVC, PIDs 634253 & 634261, 4986 AA MacDonald Hwy, Brudenell**

**Motion:**

THAT the consolidation of PID's 634261 & 634253 is hereby approved, as it has been found to meet the requirements of The Town of Three Rivers Brudenell Official Plan 2019 and The Town of Brudenell Zoning Bylaw 2019.

Approval is subject to the following condition:

- 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.

**8.3.5. Development Application - Case 84.22.DEP, PID 1132182, 620 Main Street, Montague**

**Motion:**

THAT the development permit application for an 8-unit 2 story apartment building with a 5059 sq. ft. footprint and approximate height of 29 ft, together with enclosed front yard located waste & recycling store, located on 620 Main Street, Montague PID 1132182 be hereby approved with the following conditions.

1. Provide a drainage plan to the satisfaction of the planning & development officer.
2. During construction and prior to the establishment of a lawn there are silt controls in the form of numerous strawbale filters located in the swales. A silt fence will be installed for the duration of the project which will aid in the control of site runoff during construction.
3. The applicant submits to the Town an entrance permit from the Department of Transportation and Infrastructure for the property, and a sight distance evaluation for the entrance will be received by Department of Transportation.
4. The following constitutes the approved plans:
  - Development permit application form dated, November 4, 2022
  - Site Plan dated, November 4, 2022
  - Floor Plan dated, October 27, 2022
  - Elevation Plan dated, October 27, 2022

**8.3.6. Development Application - Case 85.22.DEP, PID 1134618, Lot 19A Grafton Street, Georgetown**

**Motion:**

THAT the 1376 sq.ft Single Family Dwelling with 320 sq.ft deck on lot 19-A, Grafton Street, Georgetown, is hereby approved with the following conditions.

Condition 1: The applicant is required to provide confirmation of the grant of an entranceway permit.

Condition 2: All work must be undertaken in accordance with the approved plans, including the use, location, and dimensions provided. Any proposed changes or revisions must be submitted to the Town for approval.

The following constitutes the approved plans:

- Development Application, dated November 9, 2022
- Lot Plan, dated November 9, 2022
- Elevations Plan, dated July 2022
- Floor Plan, dated July 2022

**8.3.7. Development Application - Case 87.22.DEP, PID 193946, 632 Main Street, Montague**

**Motion:**

THAT the proposed 13 rooftop solar panels 632 Main St. Montague PID 193946, is hereby approved with the following conditions:

1. This permit is valid for 12 months from the date of issue.
2. Any proposed changes or revisions must be submitted to the Town for approval.
3. The display permit must be posted at the site during the construction period and must be properly maintained in a location easily visible for viewing.
4. The following constitutes the approved plans:
  - Development permit application form dated, October 10, 2021
  - Load Report dated September 21, 2022
  - Layout and roof plan dated September 21, 2022
  - Framing section and site plan dated September 21, 2022

**8.3.8. Development Application - Case 89.22.DEP, PID 197236, 432 John Beer Drive, Montague**

**Motion:**

THAT the proposed 13 rooftop solar panels 432 John Beer Dr., Montague, PID 193946, are hereby approved on the following conditions:

1. This permit is valid for 12 months from the date of issue.
2. Any proposed changes or revisions must be submitted to the Town for approval.
3. The display permit must be posted at the site during the construction period and must be properly maintained in a location easily visible for viewing.
4. The following constitutes the approved plans:
  - Development permit application form dated, November 14, 2022
  - Load Report dated August 12, 2022
  - Layout and roof plan dated August 11, 2022
  - Framing section and site plan dated August 11, 2022

**8.4. Financial Report**

**9. Requests for Decision from Committee of Council Meeting**

**9.1. Request for Decision 22-47 2023 Council Meeting Schedule**

**Motion:**

BE IT RESOLVED THAT the meeting schedule for 2023 be adopted as presented.

**9.2. Request for Decision 22-48 Three Rivers Economic Development Committee MOU amendment**

**Motion:**

BE IT RESOLVED THAT Amendment #1 to the Memorandum of Understanding between Active Communities Development Inc. and the Town of Three Rivers, which established the Three Rivers Economic Development Committee, be approved and adopted.

**9.3. Request for Decision 22-49 Ton Truck**

**Motion:**

WHEREAS the purchase of a new one-ton truck was budgeted in 2021, and

WHEREAS the company with the winning tender did not supply the truck in 2021 or 2022, and

WHEREAS need for a replacement truck is ongoing, therefore

BE IT RESOLVED THAT a call for tenders be issued for a one-ton, 4x4, 2-door dump truck, 2022 or newer.

**9.4. Request for Decision 22-50 Walk Behind Snowblower**

**Motion:**

WHEREAS the firefighters in Cardigan have expressed a willingness to supplement snow clearing around the fire hall, and

WHEREAS the firefighters have also indicated a willingness to assist with additional snow clearing for a potential outdoor rink in the Village Green, and

WHEREAS the Three Rivers Disposal of Assets policy provides municipal departments, including the fire departments, the first right of refusal on surplus assets, and

WHEREAS the walk-behind snowblower under consideration is not required for the operations of the municipality, therefore

BE IT RESOLVED THAT the Cub Cadet 420 cc walk-behind snowblower is hereby (1) declared surplus and (2) given to the Cardigan Volunteer Fire Department.

**9.5. Request for Decision 22-51 Fee Schedule Amendment**

**Motion:**

BE IT RESOLVED THAT Schedule A to the Fees Bylaw is hereby amended by replacing the existing descriptions for fees to which HST applies to clarify the consideration of HST, as presented.

**10. Adjournment**

**Motion:**

THAT the meeting be adjourned.