



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

March 8, 2021, 7:00 pm  
Kings Playhouse

- Members Present Mayor Ed MacAulay, Deputy Mayor Debbie Johnston, Councillor Larry Creed, Councillor Cody Jenkins, Councillor Jane King, Councillor John MacFarlane, Councillor Cameron MacLean, Councillor David McGrath, Councillor Paul Morrison, Councillor Alan Munro, Councillor Ronnie Nicholson via Skype
- Staff Present CAO Jill Walsh, Manager of Corporate Services Danielle Herring, Manager Community Services Dorothy Macdonald, Planner I Ayla Alves, Clerk of Council Joan Marks, Accountant Ashley Higginbotham
- Others Present 7 public  
2 media  
Audio technician Phil Bulpitt

**1. Call to Order**

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

**2. Approval of Agenda**

**21-043**

**Moved By** Councillor McGrath

**Seconded By** Councillor MacFarlane

THAT the agenda be approved as presented.

**Motion Carried Unanimously**

**3. Disclosure of Conflict of Interest**

There were none.

**4. Adoption of February 10, 2021 Minutes of Regular Council Meeting**

**21-044**

**Moved By** Deputy Mayor Johnston

**Seconded By** Councillor King

THAT the minutes of the February 10, 2021 Regular Council Meeting be adopted as written.

**Motion Carried Unanimously**

**5. RCMP Report**

Report presented as written.

**6. Presentations and Delegations**

Mr. Paul Desroches requested clarification about sidewalk connections - Queens Road and MacIntyre Avenue.

Ms. Janice MacBeth spoke about Community Welfare League and Wellness Centre funding, small halls, and a single Economic Development Committee for all of Three Rivers.

**7. Reports**

**7.1 Development Permit Report**

Report presented as written.

**7.2 Planning Board Report**

**7.2.1 Fees Schedule Amendment**

*21-045*

**Moved By** Councillor King

**Seconded By** Councillor Jenkins

BE IT RESOLVED that Schedule A to the Fees Bylaw dated March 8, 2021, is hereby approved and adopted, and replaces all previous versions.

**Motion Carried Unanimously**

**7.2.2 Official Plan Update**

Manager of Corporate Services Danielle Herring read summary of progress to date.

**7.2.3 Severance & Consolidation - PID 193680 & 1032663, Apple Tree Lane, Lower Montague**

*21-046*

**Moved By** Councillor King

**Seconded By** Deputy Mayor Johnston

BE IT RESOLVED THAT the Town of Three Rivers approve the proposed severance of Parcel 21-A ( $\pm 0.4$  acres) from PID 1032663 Apple Tree Lane to be consolidated with the existing  $\pm 0.7$  acre parcel PID 193680 (6 Apple Tree Lane) as shown on the preliminary plan by Bernard Land Surveys drawing no. 20-083 dated January 14, 2021 on the condition that the applicant provide

6 copies of a final plan of survey showing the exact dimensions of the proposed lot certified by a Prince Edward Island Land Surveyor.

**Motion Carried Unanimously**

**7.2.4 Severance & Consolidation - PIDs 166082 & 152645, 431 Brudenell Point Road, Brudenell**

**21-047**

**Moved By** Councillor King

**Seconded By** Councillor MacFarlane

BE IT RESOLVED THAT the Town of Three Rivers rescind Resolution 20-166 which approved the applicant's previous application of Subdivision for PID 152645 and PID 166082 approved by Council on August 24, 2020.

**Motion Carried Unanimously**

**21-048**

**Moved By** Councillor King

**Seconded By** Councillor McGrath

BE IT RESOLVED THAT the Town of Three Rivers approve the severance of ±12.22 acres from PID 166082 (Parcel 20-A) to be consolidated with PID 152645; and the severance of ±6.70 acres from PID 152645 (Parcel 20-B) to be consolidated with ±3.35 acres from PID 166082 (Parcel 20-C), creating Block 20-2 (±10.05 acres) as shown in survey plan by Morris Geomatics & Engineering LTD. Drawing No. 19079.300 dated January 28, 2021, be approved.

**Motion Carried Unanimously**

**7.2.5 Severance & Consolidation - PIDs 931048, 799197 & 1029875, Doctor Wen Drive, Brudenell**

**21-049 RESCINDED**

**Moved By** Councillor King

**Seconded By** Deputy Mayor Johnston

BE IT RESOLVED THAT the Town of Three Rivers approve the proposed severance of a 0.07 acre portion from PID 931048, and the consolidation of the 0.07 acre portion (Parcel A) from PID 931048 (Lot 2), and the 0.218 acre parcel PID 1029875 (Lot 3) be consolidated with PID 799197 (Lot 1), subject to the 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**

**7.3 Water and Sewer Report**

*21-050*

**Moved By** Deputy Mayor Johnston

**Seconded By** Councillor Jenkins

WHEREAS a Request for Proposal for Master Services Plan was tendered for Three Rivers, and

WHEREAS four proponents submitted proposals, and

WHEREAS a review of the submissions was performed by staff and both the Montague and Georgetown utility corporations to determine the optimal bid; and

WHEREAS both corporations recommend the acceptance of the CBCL bid;

THEREFORE BE IT RESOLVED the contract for the Master Plan for Services be awarded to CBCL for the amount of \$84,703.00 plus HST (\$97,408.45).

**Motion Carried Unanimously**

**8. Financial Plan 2021-22**

CAO Jill Walsh presented summary of Financial plan.

The Mayor presented his personal budget message.

Councillor Cameron MacLean joined the meeting at 7:25 pm.

*21-051*

**Moved By** Deputy Mayor Johnston

**Seconded By** Councillor Cameron MacLean

BE IT RESOLVED THAT the 2021-22 financial plan be adopted.

**Motion Carried Unanimously**

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

**9.1 Request for Decision 21-05 Grafton Street, Georgetown - Subdivision Plan**

Councillor Jenkins questioned survey measurements. Planner Ayla Alves confirmed that measurements were done by the surveyor.

**21-052**

**Moved By** Councillor King

**Seconded By** Councillor Cameron MacLean

WHEREAS the Grafton Street Lots were surveyed in 1985, and  
WHEREAS 13 lots have been subdivided according to the survey, and  
WHEREAS the subdivision plan was not formally adopted by the Town or registered, and  
WHEREAS approved sales of two additional lots have been delayed for this reason, and  
WHEREAS Mantha Land Surveys Inc. Drawing No. M-21-25, dated February 4, 2021, has been commissioned to reflect the initial plan of subdivision done by Mantha Land Surveys Inc., January 1, 1985, Drawing No. S-85-12, therefore  
BE IT RESOLVED THAT the Town of Three Rivers adopts the survey plan as depicted in Mantha Land Surveys Inc. Drawing No. M-21-25, dated February 4, 2021, with the intent to register it.

**Motion Carried Unanimously**

**9.2 Request for Decision 21-06 Economic Development Recommendations**

**Moved By** Councillor MacFarlane

WHEREAS Council agreed in principle to the creation of an economic development entity for Three Rivers, and subsequently commissioned a report addressing, among other things, organizational structures and roles and responsibilities for the entity, and  
WHEREAS the report has been received with recommendations, therefore  
BE IT RESOLVED THAT Council hereby acknowledge the efforts of the Georgetown Area Development Corporation and each individual member of the Board in the betterment of the economy in former Town of Georgetown and area, and  
BE IT FURTHER RESOLVED THAT Council hereby acknowledge the efforts of the members of the Montague Economic Development Corporation and each individual member of the Board in the betterment of the economy in former Town of Montague and area.

**Defeated**

Motion defeated - no seconder.

**21-053 RESCINDED**

**Moved By** Councillor Jenkins

**Seconded By** Councillor King

WHEREAS Council agreed in principle to the creation of an economic development entity for Three Rivers, and subsequently commissioned a report addressing, among other things, organizational structures and roles and responsibilities for the entity, and

WHEREAS the report has been received with recommendations, therefore

BE IT RESOLVED THAT a new entity be incorporated to provide economic development services throughout the Town of Three Rivers except for the areas within Three Rivers covered by the GADC, to be known as the Greater Montague Area Development Corporation (GMADC) Board.

**Motion Carried (8 to 2)**

**21-054**

**Moved By** Councillor Jenkins

**Seconded By** Councillor Munro

WHEREAS Council agreed in principle to the creation of an economic development entity for Three Rivers, and subsequently commissioned a report addressing, among other things, organizational structures and roles and responsibilities for the entity, and

WHEREAS the report has been received with recommendations, therefore

BE IT RESOLVED THAT the GADC continue as per their charter to provide economic development services for former Georgetown, Georgetown Royalty and Burnt Point area (the fire district area).

**Motion Carried Unanimously**

There was discussion regarding structure of Economic Development groups in Three Rivers, time frames, and guidelines.

**Moved By:** Councillor Jenkins

**Seconded By:** Councillor Creed

That Council allow Ms. Janice MacBeth to speak. Ms. MacBeth reiterated that Three Rivers should have a single Economic Development Committee.

**21-055**

**Moved By** Councillor Cameron MacLean

**Seconded By** Councillor Morrison

WHEREAS Council agreed in principle to the creation of an economic development entity for Three Rivers, and subsequently commissioned a report addressing, among other things, organizational structures and roles and responsibilities for the entity, and

WHEREAS the report has been received with recommendations, therefore

BE IT RESOLVED THAT the citizens of the former Village of Cardigan be afforded up to 2 years (until January 31st, 2023) to organize an economic development entity similar in nature to GADC and GMADC if desired.

**Motion Carried Unanimously**

**9.3 Request for Decision 21-09 Electoral Boundaries Commission Terms of Reference 2021**

There was discussion of working directly with GIS mapper to explore ward configurations before assigning another Electoral Boundaries Commission.

**Moved By** Deputy Mayor Johnston  
**Seconded By** Councillor Cameron MacLean

THAT Council create a 2021 Three Rivers Electoral Boundaries Commission, and approve the terms of reference as presented.

**Tabled**

**21-056**

**Moved By** Councillor Jenkins  
**Seconded By** Councillor MacFarlane

THAT the motion to create a 2021 Electoral Boundaries Commission and approve Terms of Reference be tabled.

**Motion to Table Carried Unanimously**

**10. Adjournment**

**21-057**

**Moved By** Deputy Mayor Johnston  
**Seconded By** Councillor McGrath

THAT the meeting be adjourned.

**Motion Carried Unanimously**

The meeting was adjourned at 8:10 pm.

*Jill Walsh*

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Jill Walsh  
CAO

*Ed MacAulay*

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Ed MacAulay  
Mayor