



Minutes
Town of Three Rivers
Regular Council Meeting

Public View

April 12, 2021, 7:00 pm
Cavendish Farms Wellness Centre

- Members Present Mayor Ed MacAulay, 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 David McGrath, Councillor Paul Morrison, Councillor Alan Munro, Councillor Ronnie Nicholson
- 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
- Others Present Audio technician Phil Bulpitt
 2 media
 13 public

1. Call to Order

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

2. Approval of Agenda

21-061

Moved By Councillor MacFarlane

Seconded By Councillor Creed

 THAT the agenda be approved as presented.

Motion Carried Unanimously

3. Disclosure of Conflict of Interest

There were none.

4. Adoption of March 8, 2021 Minutes of Regular Council Meeting and March 29, 2021 Special Council Meeting

21-062

Moved By Councillor Cameron MacLean

Seconded By Councillor McGrath

THAT the minutes of the March 8, 2021 Regular Council Meeting be adopted as written.

Motion Carried Unanimously

21-063

Moved By Councillor King

Seconded By Councillor Cindy MacLean

THAT the minutes of the March 29, 2021 Special Council Meeting be adopted as written.

Motion Carried Unanimously

5. Reports

5.1 RCMP Report

Report presented as written.

5.2 Development Permit Report

Report presented as written.

5.3 Planning Board Report

5.3.1 Application for Severance and Lot Consolidation, PIDs 931048, 799197 & 1029875, Doctor Wen Drive, Brudenell

21-064

Moved By Councillor King

Seconded By Councillor Nicholson

BE IT RESOLVED THAT the Town of Three Rivers rescind Resolution 21-049, which approved the applicant's previous application of subdivision and consolidation for PIDs 931048, 799197, 1029875 approved by Council March 8, 2021.

Motion Carried Unanimously

21-065

Moved By Councillor King

Seconded By Councillor Cameron MacLean

BE IT RESOLVED THAT the Town of Three Rivers approve:

1. the proposed severance of a 0.15 acre portion from PID 931048, and
2. the consolidation of the 0.15 acre portion (Parcel A) from PID 931048 (Lot 2), and
3. the 0.218 acre parcel PID 1029875 (Lot 3) 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, and certified by a Prince Edward Island Land Surveyor.

Motion Carried Unanimously

5.3.2 Application for Lot Consolidation, PID 521773 & 166223 & 605758, 101 Hollow Pine Lane, Brudenell

21-066

Moved By Councillor King

Seconded By Councillor Cindy MacLean

BE IT RESOLVED THAT the Town of Three Rivers approve the proposed consolidation of PID 521773 (± 0.27 acres), PID 166223 (± 0.27 acres) and PID 605758 (± 0.27 acres) on the condition that the applicant provide 6 copies of a final plan of survey showing the exact dimensions of the proposed lot and certified by a Prince Edward Island Land Surveyor.

Motion Carried Unanimously

5.3.3 Application for Severance & Lot Consolidation, PID 193870 & 425637, Dunwihin Lane, Lower Montague

21-067

Moved By Councillor King

Seconded By Deputy Mayor Johnston

BE IT RESOLVED THAT the Town of Three Rivers approve:

1. the proposed severance of ± 0.15 acres (Parcel 20-B) from PID 193870, and
2. the consolidation of Parcel 20-B with PID 425637 to create Lot 20-2, and

3. the severance of ±0.95 acres (Parcel 20-A) from PID 425637, and
4. the consolidation of Parcel 20-A with PID 193870 to create Lot 20-1

as shown on the preliminary plan by Bernard Land Surveys drawing no. 20-58 dated March 17, 2021, on the condition that the applicant provide 6 copies of a final plan of survey showing the exact dimensions of the proposed lots and certified by a Prince Edward Island Land Surveyor.

Motion Carried Unanimously

**5.3.4 Application for Lot Severance, PID 890988, Kent Street, Georgetown
21-068**

Moved By Councillor King

Seconded By Councillor Cameron MacLean

BE IT RESOLVED THAT the Town of Three Rivers approve:

1. the severance of ±1.18 acres (Lot 20-1) from PID 890988, and
2. the adoption of the plan of survey showing the remaining parent parcel PID 890988 (±7.82 acres) as one single parcel

as shown on the survey plan by the Province’s Department of Transportation and Infrastructure file no. 19-119-S01 dated July 2, 2020, on the conditions that:

1. the divestiture of the land (Lot 20-1) is approved
2. the rezoning of Lot 20-1 from R1 to R3 is approved, and
3. a new perimeter deed describing the outer boundaries of the remnant of PID 890988 is registered with the Province.

Motion Carried Unanimously

**5.3.5 Application for Rezoning, PID 890988, Kent Street Georgetown
21-069**

Moved By Councillor King

Seconded By Councillor MacFarlane

BE IT RESOLVED THAT a public meeting be held to provide members of the public with an opportunity to comment on the proposed rezoning of a portion of parcel 890988 on Kent Street in Georgetown from R1 to R3 under the Town of Georgetown Development Bylaw.

Motion Carried Unanimously

5.3.6 Application for Rezoning, PIDs 195537, 195511, 195529 & 195552, Annear Drive, Main Street & Donald MacLeod Drive, Montague

21-070

Moved By Councillor King

Seconded By Deputy Mayor Johnston

BE IT RESOLVED THAT a public meeting be held to provide members of the public with an opportunity to comment on the proposed rezoning of parcels 195537, 195511, 195529, and 195552 in Montague from R1 to R2 under the Montague Zoning Bylaw.

Motion Carried Unanimously

5.4 Water and Sewer Report

21-071

Moved By Deputy Mayor Johnston

Seconded By Councillor MacFarlane

BE IT RESOLVED THAT the Town of Three Rivers apply to the Investing in Canada Infrastructure Program, environmental quality stream, for a project of extension of water and sewer services to MacDonald Road, Brudenell, and that this project is priority 1 for the Town.

Motion Carried Unanimously

21-072

Moved By Deputy Mayor Johnston

Seconded By Councillor MacFarlane

BE IT RESOLVED THAT the General Rules and Regulations for the Montague Sewerage and Water Collection & Treatment Corp. be adopted.

Motion Carried Unanimously

21-073

Moved By Councillor Jenkins

Seconded By Deputy Mayor Johnston

BE IT RESOLVED THAT the General Rules and Regulations for the Georgetown Sewerage Collection & Treatment Corp. be adopted.

Motion Carried Unanimously

6. Presentations and Delegations

Ms. Janice McBeth spoke about capital budget items for formerly unincorporated areas and a single Town Hall building in Montague.

Mr. Merrill Scott spoke about a single Town Hall building in Montague.

6.1 Mr. Matt Clendenning - Pride flags

Mr. Matt Clendenning spoke about pride flag initiatives for the Town.

7. Requests for Decision from Committee of Council Meeting

7.1 Request for Decision 20-10 Portion of PID 890988

21-074

Moved By Councillor King

Seconded By Councillor Jenkins

WHEREAS the Town of Georgetown had previously transferred the ownership of PID 890988 to the Georgetown Housing Corp. for its use, and the ownership of the portion of PID 890988 on which housing was not developed reverted to the Town of Georgetown because it was not developed, and

WHEREAS the Province of PEI is now prepared to pursue development on the portion of PID 890988 shown as lot 20-1 on Office of the Chief Surveyor of PEI drawing 19-119-S01, and

WHEREAS said development will consist of ten units of affordable housing, and

WHEREAS the current fair market value of the lot is estimated at \$25,000, and

WHEREAS Lot 20-1 has been declared surplus by the Town of Three Rivers, and

WHEREAS public notice of the intended transaction has been posted as required by the Municipal Government Act and no public input has been received,

THEREFORE BE IT RESOLVED THAT Lot 20-1, a portion of PID 890988 as shown on Office of the Chief Surveyor of PEI drawing 19-119-S01, be divested to the Province for \$1, on the conditions that:

- the Province forfeit its claim and eligibility for the Municipal Affordable Housing Tax Incentive Program on this development, and
- Title to the property will revert to the Town if development does not proceed within two years of conveyance.

Motion Carried Unanimously

7.2 Request for Decision 21-06 Economic Development Recommendation

21-075

Moved By Deputy Mayor Johnston

Seconded By Councillor Holland

WHEREAS Council resolved, on March 8, 2021, 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, and

WHEREAS the Discussion Paper received on February 10, 2021, included recommendations about the structure and mandate of the GMADC, and

WHEREAS the Montague Economic Development Corporation held no tangible assets and owed no debt, therefore

BE IT RESOLVED:

1. That GMADC be governed by a seven (7) Member Board, with six (6) members being citizens from throughout the area of jurisdiction and initially appointed by Council and subsequently elected at the Annual General Meeting and one (1) member of Council who shall be entitled to hold the office of Director only,
2. That the initial mandate of GMADC be as follows:
 - To improve the economy of the Greater Montague area and to enhance the quality of life for its residents
 - To solicit and encourage the establishment and development of new enterprises in and around its area
 - To encourage the expansion of existing enterprises in and around its area
 - To conduct or sponsor projects for the purpose of assisting residents to establish private and/or community enterprises
 - To conduct or sponsor research in the area's resources
 - To conduct or sponsor human resource development measures which will help residents to establish business or obtain jobs
 - To establish physical infrastructure which is strategic to the area's development
 - To encourage the development of tourism opportunities
 - To assist the arts and culture initiatives where possible (results of study will assist here)

- To work in cooperation with the marina operations within the Town for the promotion and expansion of tourism related initiatives, and
3. That the Town, working with the MEDC Board, officially dissolve the Montague Economic Development Corporation.

Tabled

Amendment:

21-076

Moved By Councillor Cameron MacLean

Seconded By Councillor Creed

THAT the name of the new economic development entity be changed from Greater Montague Area Development Corporation to Three Rivers Development Corporation.

Amendment Carried Unanimously

21-077

Moved By Councillor King

Seconded By Deputy Mayor Johnston

THAT the March 8, 2021 Regular Council meeting motion 21-053 to create a new economic development entity called the Greater Montague Area Development Corporation Board be rescinded.

Motion Carried Unanimously

21-078

Moved By Councillor MacFarlane

Seconded By Councillor Cindy MacLean

THAT motion 21-075 be tabled for further discussion.

Motion to Table Carried Unanimously

7.3 Request for Decision 21-10 GIC Renewal

21-079

Moved By Councillor Jenkins

Seconded By Councillor Cindy MacLean

BE IT RESOLVED the Town of Three Rivers authorize the renewal of the Town of Three Rivers' expired GIC that totals \$46,978.43 plus interest earned to date. The amount will be renewed as a redeemable GIC with Sun Life Financial Trust Incorporated with Derek Nicholson Sun Life Financial being the authorized agent, providing Sun Life Financial Trust Inc. continues to provide the best rate as of April 13, 2021.

Motion Carried Unanimously

7.4 Request for Decision 21-11 Planning and Development Technician

21-080 RESCINDED

Moved By Councillor King

Seconded By Deputy Mayor Johnston

BE IT RESOLVED THAT the job description for Planning & Development Technician is approved.

Motion Carried Unanimously

21-081 RESCINDED

Moved By Councillor King

Seconded By Deputy Mayor Johnston

BE IT RESOLVED THAT “Planning & Development Technician” be added to the Three Rivers salary grid at Band 6.

Motion Carried Unanimously

21-082

Moved By Councillor Jenkins

Seconded By Councillor Munro

THAT the meeting be closed under section 119(1)(d) of the Municipal Government Act.

Motion Carried Unanimously

Public and staff left the meeting at 7:56 pm.

21-085

Moved By Councillor Jenkins

Seconded By Deputy Mayor Johnston

THAT the meeting be re-opened.

Motion Carried Unanimously

Public and staff returned to the meeting at 8:09 pm.

7.5 Request for Decision 21-12 Emergency Management Program bylaw

Mayor MacAulay called for two Councillors to sit on the Emergency Management Program Standing Committee.

21-086

Moved By Councillor McGrath

Seconded By Councillor Cindy MacLean

BE IT RESOLVED THAT the Municipal Emergency Management Program Bylaw, Bylaw #2021-05, be read a first time.

Motion Carried Unanimously

21-087

Moved By Deputy Mayor Johnston

Seconded By Councillor McGrath

BE IT RESOLVED THAT the Municipal Emergency Management Program Bylaw, Bylaw #2021-05, be approved.

Motion Carried Unanimously

21-088

Moved By Councillor McGrath

Seconded By Councillor Cindy MacLean

BE IT RESOLVED THAT the terms of reference for the Town of Three Rivers Municipal Emergency Management Standing Committee be adopted.

Motion Carried Unanimously

7.6 Request for Decision 21-14 Lorne Valley Hall Construction

Moved By Councillor Cameron MacLean

Seconded By Councillor Cindy MacLean

WHEREAS the Lorne Valley hall is vital to that community and provides a worthwhile service to the area, and

WHEREAS the hall does not meet safety standards, and

WHEREAS tenders were called for both the remediation of the building addition and a total replacement of it, and

WHEREAS the tendered prices for the two options were within \$2,000 of one another, therefore

BE IT RESOLVED that VanWeichen Construction be contracted to rebuild the 12x26' addition and complete other work as detailed in the estimate dated February 3, 2021, for a total cost of \$84,697.50 including HST.

Amendment:

21-089

Moved By Councillor McGrath

Seconded By Councillor Nicholson

THAT motion 21-089 be amended to include "and the installation of a heat pump".

21-090

Moved By Councillor Cameron MacLean

Seconded By Councillor Cindy MacLean

WHEREAS the Lorne Valley hall is vital to that community and provides a worthwhile service to the area, and

WHEREAS the hall does not meet safety standards, and

WHEREAS tenders were called for both the remediation of the building addition and a total replacement of it, and

WHEREAS the tendered prices for the two options were within \$2,000 of one another, therefore

BE IT RESOLVED that VanWeichen Construction be contracted to rebuild the 12x26' addition, install a heat pump and complete other work as detailed in the estimate dated February 3, 2021, for a total cost of \$84,697.50 including HST.

Amendment Carried Unanimously
Main Motion Carried Unanimously

21-091

Moved By Councillor McGrath

Seconded By Councillor Nicholson

BE IT RESOLVED that the balance of the Lorne Valley reserve fund, \$13,303, be used toward the VanWeichen Construction contract to rebuild the addition at the Lorne Valley hall as amended.

Motion Carried

1 opposed

7.7 Request for Decision 21-16 Valleyfield Reserve

21-092

Moved By Councillor McGrath

Seconded By Councillor Holland

WHEREAS Three Rivers is desirous that the Heatherdale Hall be renovated and used by the community, and

WHEREAS Heatherdale Community Club Inc. has been formed for the purpose of ensuring the viability of the hall into the future, and

WHEREAS preserving and maintaining the way of life in the rural areas is in the best interest of Three Rivers, and

WHEREAS the Grants Policy of Three Rivers allows Council to approve grants that do not meet all the Guiding Principles and Processes when it is deemed in the best interest of the Town to do so, and

WHEREAS investment in the Heatherdale hall is the optimal use of the balance of the Valleyfield Reserve fund, therefore

BE IT RESOLVED THAT the \$11,593.86 remaining in the Valleyfield Reserve fund be granted to Heatherdale Community Club Inc. for the renovation and restoration of the Heatherdale Hall, subject to the following conditions:

1. Work is to be contracted by and invoiced to Heatherdale Community Club Inc.
2. Funds will be released as contractor's invoices are received for capital improvements made to the hall and grounds as work is completed. Costs pertaining to installation of a well and septic system are eligible.
3. This approval is for a maximum amount of \$11,593.86, which is in addition to the \$3955 previously approved.
4. The Club shall Indemnify the Town of any liability from the Club's actions and shall add the Town as an Additional Insured on the Club's insurance policy. These measures will remain in place for the duration of the funding agreement.

Motion Carried Unanimously

**7.8 Request for Decision 21-17 Community Welfare League liaison
21-093**

Moved By Councillor McGrath

Seconded By Councillor Munro

BE IT RESOLVED THAT Councillor Larry Creed is appointed the Council representative to the Community Welfare League.

Motion Carried Unanimously

8. Adjournment

21-094

Moved By Councillor Cindy MacLean

Seconded By Councillor McGrath

THAT the meeting be adjourned.

Motion Carried Unanimously

The meeting was adjourned at 8:25 pm.

Jill Walsh

Jill Walsh

CAO

Ed MacAulay

Ed MacAulay

Mayor