



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

May 10, 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  
23 public  
2 media

**1. Call to Order**

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

**2. Approval of Agenda**

*21-100*

**Moved By** Councillor McGrath

**Seconded By** Councillor Cameron MacLean

THAT the agenda be approved as presented.

**Motion Carried Unanimously**

**3. Disclosure of Conflict of Interest**

**3.1 Councillor Holland - Application for Temporary Use - PID 1032739, 19 Wight Birch Cr, Lower Montague**

**4. Adoption of April 12, 2021 Minutes of Regular Council Meeting and April 26, 2021 Special Council Meeting**

***21-101***

**Moved By** Councillor King

**Seconded By** Deputy Mayor Johnston

THAT the minutes of the April 12, 2021 Regular Council Meeting be adopted as written.

**Motion Carried Unanimously**

***21-102***

**Moved By** Councillor McGrath

**Seconded By** Councillor Cindy MacLean

THAT the minutes of the April 26, 2021 Special Council Meeting be adopted as written.

**Motion Carried Unanimously**

**5. Reports**

**5.1 RCMP Report**

Staff Sgt. Darryl MacMullin presented report as written and spoke on the need for updated bylaws for Town of Three Rivers.

**5.2 Development Permit Report**

Report presented as written.

**5.3 CAO Report**

**5.3.1 Cardigan Bay Boaters' Association Agreement**

***21-103***

**Moved By** Councillor Cindy MacLean

**Seconded By** Councillor Nicholson

BE IT RESOLVED THAT the Town of Three Rivers enter into the proposed agreement to permit use of the Cardigan wharf by the Cardigan Bay Boaters Association for the 2021 boating season.

**Motion Carried Unanimously**

**5.3.2 Truck tender**

**Moved By** Councillor McGrath  
**Seconded By** Councillor Holland

THAT the Town of Three Rivers purchase one 2021 Dodge Ram 1/2 ton truck from Summerside Chrysler for \$47,343 plus tax, delivered.

**Amendment:**

**21-104**

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

That the motion be amended to include \$1900.00 for a 5-year 100,000-kilometer extended warranty.

**21-105**

THAT the Town of Three Rivers purchase one 2021 Dodge Ram 1/2 ton truck from Summerside Chrysler for \$47,343 plus tax, delivered plus the \$1900.00 5-year, 100,000-kilometer extended warranty.

**Amendment Carried Unanimously**  
**Main Motion Carried Unanimously**

**5.3.3 Ward 10 By-Election Reports**

CAO Jill Walsh presented the reports.

**5.3.4 Waterfront Improvements Project**

CAO Jill Walsh confirmed that this item is not needed to move forward to Council now as the quote for alternative ways to source the information needed for the aboriginal consultation has been received for \$6300 which is within staff purchasing power. This allows the project to move forward.

**5.3.5 Planning and Compliance Officer**

**21-106**

**Moved By** Councillor Cameron MacLean  
**Seconded By** Councillor Creed

BE IT RESOLVED THAT resolutions 21-080, 21-081 and 21-083 as adopted on April 12, 2021, be rescinded.

**Motion Carried Unanimously**

**21-107**

**Moved By** Councillor McGrath

**Seconded By** Councillor Cindy MacLean

BE IT RESOLVED THAT the job description for Planning & Compliance Officer is approved.

**Motion Carried Unanimously**

**21-108**

**Moved By** Councillor King

**Seconded By** Deputy Mayor Johnston

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

**Motion Carried Unanimously**

**21-109 RESCINDED**

**Moved By** Councillor Cameron MacLean

**Seconded By** Councillor McGrath

BE IT RESOLVED THAT authority is granted to hire one (1) Planning & Compliance Officer for the Town of Three Rivers in a permanent position subject to six-month probationary period.

**Motion Carried Unanimously**

**5.4 Planning Board Report**

**5.4.1 Application for Variance - PID 171249, 65 Grafton St, Georgetown**

**21-110**

**Moved By** Councillor Munro

**Seconded By** Councillor Cindy MacLean

BE IT RESOLVED THAT the Town of Three Rivers approve the King’s Playhouse request for a minor variance of 6.67% to permit the 4 ft. by 8 ft. sign on the 10 ft. by 30 ft. wall facing Grafton Street.

**Motion Carried Unanimously**

**5.4.2 Application for Variance - PID 193680, 6 Apple Tree Ln, Lower Montague**

**21-111**

**Moved By Councillor King**

**Seconded By Deputy Mayor Johnston**

BE IT RESOLVED THAT the Town of Three Rivers approve the variance to permit the proposed development of the accessory structure within the front yard of PID 193680, 6 Apple Tree Lane. The proposed location of the accessory structure is not an intentional disregard for the requirements of the bylaws and meets the criteria established in the bylaw for a variance.

**Motion Carried Unanimously**

**5.4.3 Application for Severance - PID 198887, 504 Main St, Montague**

**21-112**

**Moved By Councillor King**

**Seconded By Councillor MacFarlane**

BE IT RESOLVED THAT the Town of Three Rivers approve the proposed severance of Lot 21-1 ( $\pm$  0.51 acres) from PID 198887 on the condition that the applicant provide 6 copies of a final plan of survey showing the exact dimensions of the proposed lot as shown on the preliminary plan by Locus Surveys Ltd. drawing no. 21081-S01 dated April 14, 2021.

**Motion Carried Unanimously**

**5.4.4 Application for Private Utility (Ground Mount Solar Panels) - PID 593459, 130 Sunset Cove Dr, Lower Montague**

**21-113**

**Moved By Councillor King**

**Seconded By Councillor Munro**

BE IT RESOLVED THAT the Town of Three Rivers approve the application for a private utility structure of ground mounted solar panels (40.80 ft. by 10.5 ft.; 428.4 sq. ft.) on PID 593459 on the condition the applicant submit plans stamped and signed by a certified engineer.

**Motion Carried Unanimously**

**5.4.5 Application for Private Utility (Ground Mount Solar Panels) - PID 842690, 442 Roma Point Rd, Brudenell**

**21-114**

**Moved By** Councillor King

**Seconded By** Councillor Nicholson

BE IT RESOLVED THAT the Town of Three Rivers approve the application for a private utility structure of ground mounted solar panels in the front yard (46 panels; 158.32 ft. by 6.91 ft; 1094 sq. ft.) and ground mounted solar panels in the side yard (12 panels; 41.3 ft. by 6.91 ft.; 285.383 sq. ft.) on PID 842690 on the condition the applicant submit plans stamped and signed by a certified engineer.

**Motion Carried Unanimously**

**5.4.6 Application for Temporary Use - PID 1032739, 19 Wight Birch Cr, Lower Montague**

Councillor Gerard Holland left the meeting at 7:43 pm.

**21-115**

**Moved By** Councillor King

**Seconded By** Councillor Munro

THAT the Temporary Recreational Trailer/Vehicle application at 19 Wight Birch Crescent for 120 days be approved with an effective date of July 1st, 2021 on the condition that the applicant provide sufficient information as to how water and wastewater will be handled, and that the method meets the standards set in the PEI Environmental Protection Act Sewage Disposal System Regulations.

**Motion Carried Unanimously**

Councillor Gerard Holland re-joined the meeting at 7:44 pm.

**5.4.7 Application for Rezoning - PIDs 195537, 195511, 195529 & 195552, Annear Dr, Main St & Donald MacLeod Dr, Montague**

**21-116 RESCINDED**

**Moved By** Councillor King

**Seconded By** Councillor Cameron MacLean

BE IT RESOLVED THAT the Bylaw to Amend Appendix ‘B’ of the Town of Montague Zoning Bylaw 2016-02, Bylaw #2021-06, be read a first time.

**Motion Carried Unanimously**

**21-117 RESCINDED**

**Moved By** Councillor King

**Seconded By** Deputy Mayor Johnston

BE IT RESOLVED THAT the Bylaw to Amend Appendix ‘B’ of the Town of Montague Zoning Bylaw 2016-02, Bylaw #2021-06, be approved.

**Motion Carried Unanimously**

**21-118 RESCINDED**

**Moved By** Councillor King

**Seconded By** Councillor McGrath

BE IT RESOLVED THAT the Bylaw to Amend Appendix ‘B’ of the Town of Montague Zoning Bylaw 2016-02, Bylaw #2021-07, be read a first time.

**Motion Carried Unanimously**

**21-119 RESCINDED**

**Moved By** Councillor King

**Seconded By** Deputy Mayor Johnston

BE IT RESOLVED THAT the Bylaw to Amend Appendix ‘B’ of the Town of Montague Zoning Bylaw 2016-02, Bylaw #2021-07, be approved.

**Motion Carried Unanimously**

**21-120 RESCINDED**

**Moved By** Councillor King

**Seconded By** Deputy Mayor Johnston

BE IT RESOLVED THAT the Bylaw to Amend Appendix ‘B’ of the Town of Montague Zoning Bylaw 2016-02, Bylaw #2021-08, be read a first time.

**Motion Carried Unanimously**

**21-121 RESCINDED**

**Moved By** Councillor King

**Seconded By** Councillor McGrath

BE IT RESOLVED THAT the Bylaw to Amend Appendix ‘B’ of the Town of Montague Zoning Bylaw 2016-02, Bylaw #2021-08, be approved.

**Motion Carried Unanimously**

**21-122 RESCINDED**

**Moved By** Councillor King

**Seconded By** Deputy Mayor Johnston

BE IT RESOLVED THAT the Bylaw to Amend Appendix ‘B’ of the Town of Montague Zoning Bylaw 2016-02, Bylaw #2021-09, be read a first time.

**Motion Carried Unanimously**

**21-123 RESCINDED**

**Moved By** Councillor King

**Seconded By** Councillor McGrath

BE IT RESOLVED THAT the Bylaw to Amend Appendix ‘B’ of the Town of Montague Zoning Bylaw 2016-02, Bylaw #2021-09, be approved.

**Motion Carried Unanimously**

**5.4.8 Application for Rezoning - PID 890988, Lot 20-1 Kent St, Georgetown**

**21-124 RESCINDED**

**Moved By** Councillor King

**Seconded By** Councillor Cindy MacLean

BE IT RESOLVED THAT the Bylaw to Amend Appendix ‘A’ of the Town of Georgetown Zoning & Subdivision Control (Development) Bylaw 2018, Bylaw #2021-10, be read a first time.

**Motion Carried Unanimously**

**21-125 RESCINDED**

**Moved By** Councillor King

**Seconded By** Councillor Cindy MacLean

BE IT RESOLVED THAT the Bylaw to Amend Appendix ‘A’ of the Town of Georgetown Zoning & Subdivision Control (Development) Bylaw 2018, Bylaw #2021-10, be approved.

**Motion Carried Unanimously**



**5.4.9 Application to Permit a Non-Conforming Use - PID 165746, 256 Brudenell Point Rd, Brudenell**

*21-126*

**Moved By** Councillor King

**Seconded By** Councillor McGrath

BE IT RESOLVED THAT the Town of Three Rivers approve the request to permit warehousing as a use on PID 165746 and the use be deemed legally non-conforming on this property.

**Motion Carried Unanimously**

**5.4.10 Application for Variance - PID 252346, Lot 35 Jack Annear Cr, Lower Montague**

*21-127*

**Moved By** Councillor King

**Seconded By** Councillor Munro

BE IT RESOLVED THAT the Town of Three Rivers approve the request for major variance for PID 252346 Lot 35, Jack Annear Crescent, Lower Montague on the condition that the owners of the adjoining properties provide comment and have no issue with the reduced lot front and flanking yard setbacks.

**Motion Carried Unanimously**

**6. Presentations and Delegations**

Ms. Tammy Riley spoke of bylaws and regulations.

Ms. Janeise Perrot Perot spoke of water and sewer in Lower Montague.

Ms. Vonda Loane spoke of water and sewer service on Douses Road.

Mr. Colin Mallard spoke of water and sewer service on Douses Road.

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

**7.1 Request for Decision 21-12 Emergency Management Program bylaw**

Mayor MacAulay appointed Councillor Alan Munro to chair the Three Rivers Emergency Management Standing Committee, and appointed citizen members Erin Lundrigan Duffy and Travis Halliday.

*21-128*

**Moved By** Councillor McGrath

**Seconded By** Councillor Creed

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

**Motion Carried Unanimously**

**21-129**

**Moved By** Councillor King  
**Seconded By** Councillor Creed

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

**Motion Carried Unanimously**

**21-130**

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

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

**Motion Carried Unanimously**

**7.2 Request for Decision 21-18 Georgetown Fire Department**

**21-131**

**Moved By** Councillor Jenkins  
**Seconded By** Councillor Munro

BE IT RESOLVED THAT the Town of Three Rivers will forward fire dues for Georgetown Fire District directly to the Georgetown Fire Department, beginning with the fiscal year 2021-22, on the conditions that:

1. annual budgets are submitted when due and
2. full disclosure to the satisfaction of the Town auditor is obtained on an ongoing basis.

**Motion Carried Unanimously**

**7.3 Request for Decision 21-21 Electoral Maps**

**21-132**

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

NOTWITHSTANDING resolution 20-07 adopted by Council on February 11, 2020, and

WHEREAS the report of the Electoral Boundaries Commission has been rejected, and

WHEREAS Council has reviewed the configuration of its electoral map,

THEREFORE BE IT RESOLVED that the 4-ward electoral map entitled "Three Rivers Ward Boundaries" prepared by Elections PEI is hereby adopted.

**Carried**

2 opposed

**7.4 Request for Decision 21-22 Capital Investment Plans**

*21-133*

**Moved By** Councillor Holland

**Seconded By** Councillor Cameron MacLean

WHEREAS Three Rivers has been awarded \$656,885 in unbudgeted Canada Community-Building Fund allocations, and

WHEREAS Capital Investment Plans for the money are required in order to obtain the funding, and

WHEREAS the Town of Three Rivers has intentions to complete these projects when funding is available,

THEREFORE BE IT RESOLVED that Capital Investment Plans be submitted as follows:

- Amendments re Charles Fraser Drive \$60,000
- Warming centres incl electrical engineering \$26,885
- Wheelchair accessible playground \$50,000
- Docks and marinas throughout Three Rivers \$145,000
- Thompson Dam \$100,000
- Active Transportation network \$275,000

**Motion Carried Unanimously**

**7.5 Request for Decision 21-23 Reserve Funds**

*21-134*

**Moved By** Councillor Cameron MacLean

**Seconded By** Councillor Jenkins

BE IT RESOLVED that Council approve the following withdrawals from the specified reserve funds:

**Montague Reserve Fund**

- Withdrawals
  - \$2,721.55 – legal fees for land swap
  - \$126,640.81 – cost overrun on SplashPad (per motion approved on Dec 9, 2019)

**Georgetown Reserve Fund**

- Withdrawals
  - \$53,342.28 – Georgetown maintenance building (per 2019 Capital Budget)

**Cardigan Reserve Fund**

- Withdrawals
  - \$8,591.38 – Legal fees re CCDA
  - \$355.17 – Legal fees Cardigan ballfield
  - \$24,465.94 – Restoration and upgrades at Cardigan Train Station
  - \$40,478.55 – purchase of Chapel Road land (per motion approved on Feb 10, 2021)

**Brudenell Reserve Fund**

- Withdrawals
  - \$2,640.00 – work performed at Brudenell Schoolhouse

**Valleyfield Reserve Fund**

- Withdrawals
  - \$1,438.40 – Legal fees re Heatherdale Hall

**Lower Montague Reserve Fund**

- Withdrawals
  - \$8,063.35 – work performed at Lower Montague Community Centre

Therefore, the unaudited balances on March 31, 2021 for the reserve funds will be as follows:

Montague -	\$1,578,426.63
Georgetown -	\$113,371.01
Cardigan -	\$64,563.89
Brudenell -	\$60,539.61
Valleyfield -	\$0.00
Lorne Valley -	\$13,303.00
Lower Montague -	\$2,825.65
Georgetown Fire Truck -	\$22,974.04

**Motion Carried Unanimously**

**7.6 Request for Decision 21-25 Playhouse Warming Centre**

*21-135*

**Moved By** Councillor Jenkins

**Seconded By** Councillor Cindy MacLean

WHEREAS Three Rivers has installed a generator at the Georgetown Civic Centre with the capacity to extend power to the Kings Playhouse, and

WHEREAS Georgetown is without a power outage emergency centre, and

WHEREAS an emergency centre requires a reliable water supply, and

WHEREAS central water may be available in Georgetown during a power outage by the end of 2021, and

WHEREAS the Kings Playhouse is accessible, and

WHEREAS the Board of Directors of the Playhouse has expressed interest in making the facility available as an emergency centre,

THEREFORE BE IT RESOLVED that Town of Three Rivers initiate preparations such as necessary electrical work, assessment and modifications.

**Motion Carried Unanimously**

**7.7 Request for Decision 21-26 Georgetown Storywalk**

*21-136*

**Moved By** Councillor King

**Seconded By** Councillor Cameron MacLean

BE IT RESOLVED THAT the Town of Three Rivers will permit installation of a story walk at West Street Beach for 2021, with the specific locations of the display panels to be approved by the Maintenance Supervisor, and provision and maintenance of the display units to be provided by the Montague Rotary Library.

**Motion Carried Unanimously**

**7.8 Request for Decision 21-27 Flags**

Mayor MacAulay stated that the Town of Three Rivers is striving to develop an open and diverse society.

**8. Closed Session - per Section 119(1)(e) of MGA**

*21-137*

**Moved By** Councillor Jenkins

**Seconded By** Councillor McGrath

THAT the meeting be closed under Section 119(1)(e) of the Municipal Government Act.

**Motion Carried Unanimously**

The meeting was closed at 8:31 pm.

**8.1 Administrative Offices Committee Report**

**8.2 Adjournment**

*21-139*

**Moved By** Councillor King

**Seconded By** Councillor Jenkins

THAT the meeting be adjourned.

**Motion Carried Unanimously**

The meeting was adjourned at 8:39 pm.

*Jill Walsh*

---

Jill Walsh  
CAO

*Ed MacAulay*

---

Ed MacAulay  
Mayor