



Minutes
Town of Three Rivers
Special Council Meeting

November 23, 2020, 6:00 pm
Kings Playhouse

Members Present	Mayor Ed MacAulay, Deputy Mayor Debbie Johnston, 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 (via Skype)
Staff Present	Manager of Corporate Services Danielle Herring, Manager Community Services Dorothy Macdonald, Planner I Ayla Alves, Clerk of Council Joan Marks
Others Present	11 public, 1 media audio technician Phil Bulpitt

1. Call to Order

Mayor MacAulay called the meeting to order at 6:00 pm.

2. Approval of Agenda

20-235

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

There were none.

4. Reports

4.1 Planning Board Report

4.1.1 Permit Extension PID 253062, 408 St. Andrew's Point Road, Lower Montague

20-236

Moved By Councillor King**Seconded By** Councillor Cameron MacLean

BE IT RESOLVED THAT the Town of Three Rivers approve a final 12-month extension of permit # LMB-015-18 for property located at 408 St. Andrew's Pt. Rd, Lower Montague, PID #253062. The permit is for a 30-foot by 50-foot (1500 square feet) home on an 8.5-acre (3.43 hectare) property, subject to the following conditions being met prior to the extension being granted:

1. The application be resubmitted on the Town of Three Rivers Development Permit Application form to ensure full documentation for the record, and a replacement permit is issued by Three Rivers be distributed to the applicant; and
2. The applicant submit a copy of all required documentation regarding approval and siting of the existing septic system and well, including the perc test.

Motion Carried Unanimously

4.1.2 Development Permit Application Lot #19, PID 169102, Grafton St., Georgetown

20-237

Moved By Councillor King**Seconded By** Councillor Jenkins

BE IT RESOLVED THAT the Town of Three Rivers approve the development permit application for a 32 foot by 32 foot (1024 square feet) single-family dwelling on Lot 19 on Grafton Street, Georgetown subject to the following conditions:

1. The applicant has obtained a permit for a well pursuant to subsection 5(4) of the Environmental Protection Act Water Well Regulations and has provided the Town with a copy of the installation certificate;
2. Pending the deed and transfer of land from the Town's solicitor in regards to Lot #19, Grafton Street, Georgetown, in accordance with the provisions set out in the Georgetown Residential Development Project.

Motion Carried Unanimously

4.1.3 Development Permit Application PID 195495, Donald MacLeod Drive, Montague

Council allowed Mr. Niall MacKay to speak to this item.

Mr. MacKay asked if there was any way to provide a development permit to allow the outside of the building to be closed in for the winter.

Planner I advised that before any work is permitted, the applicant would need to obtain a building permit from the province.

20-238

Moved By Councillor King

Seconded By Councillor Jenkins

BE IT RESOLVED THAT the Town of Three Rivers give preliminary approval of the development permit application for Lot 29, Donald MacLeod Drive, PID #195495 based on the following conditions:

1. The applicant obtains a building permit from the Province of PEI to ensure the proposed development meets building code standards;
2. The applicant provides the Town with a copy of the provincial building permit;
3. It meets the intentions and policies of the Town of Montague Zoning Bylaw (2017) and The Town of Montague Official Plan (2017) and the development will not conflict with the existing land uses of the surrounding properties.
4. The new development permit will supersede permit #TR-34-20/3110. Permit #TR-34-20/3110 would need to be returned to the Town before a new permit would be distributed.

Motion Carried Unanimously

4.1.4 Severance & Lot Consolidation PID 690057, 86 Tower Road, Brudenell

20-239

Moved By Councillor King

Seconded By Councillor McGrath

BE IT RESOLVED THAT the Town of Three Rivers grant preliminary approval to the proposed severance of 1.48 acres from PID 690057 to create a new parcel (Lot 19-3); and the proposed severance of 0.77 acres (Parcel A) from Parcel 690057 and consolidation of said parcel with 68 Tower Road (PID 680165), to create Lot 19-2.

Final approval of the application is subject to the following conditions:

1. The applicant provides copies of letters from the owners of the right of way on Tower Road granting the applicant access to the proposed lot;
2. Said right-of way agreements to be registered and a copy thereof to be provided to the Town;
3. All requirements of section 14.5 of the Rural Municipality of Brudenell Zoning Bylaw are met.

Motion Carried Unanimously

4.1.5 Development Permit Application PID 197426, 24 Queens Road, Montague

20-240 **RESCINDED**

Moved By Councillor King

Seconded By Councillor McGrath

BE IT RESOLVED THAT the Town of Three Rivers approve the development permit application for the proposed 56'-1 ½" foot by 107'-2" foot (6,000 sq. ft.) building on PID 197426, 24 Queens Road, Montague.

Motion Carried Unanimously

Planning Board also recommends that the Town considers incorporating as many energy efficient features as possible and research sustainable building designs.

4.1.6 Development Permit Application PID 1110238, Chessel's Lane, Lower Montague

Planner noted that this is against staff recommendations. The application does not meet requirements of a major variance which is to meet the requirements of a minor variance. The building exceeds the bylaw allowance by 80 square feet.

20-241

Moved By Councillor King

Seconded By Councillor Munro

BE IT RESOLVED that the Town of Three Rivers approve the major variance application for PID 1110238.

Final approval of the application is subject to the following condition:

1. Current landowners adjacent to PID 1110238 must provide written consent as per section 15.2(b) of the Community of Lower Montague Zoning and Subdivision Control (Development) Bylaw.

Motion Carried Unanimously

4.1.7 Development Permit Application PID 196469, 571-575 Main Street, Montague

20-242

Moved By Councillor King

Seconded By Councillor Cameron MacLean

BE IT RESOLVED THAT the development permit application for a new parking area on parcel 196295 at 575 Main Street be approved, subject to the completion by the applicant of the requirements set by Council in Motion 20-141 on July 29, 2020. Being the submission of:

1. A storm water management plan for the service station site including the new parking area;
2. Six (6) copies of the survey plan, certified by an accredited member of the association of Prince Edward Island Surveyors, showing the location of the survey pins.

Motion Carried Unanimously

5. Requests for Decision from Committee of Council Meeting

5.1 Request for Decision 20-64 Procedural Bylaw

20-243

Moved By Councillor Cindy MacLean

Seconded By Councillor Holland

BE IT RESOLVED THAT Procedural Bylaw amendment No. 1, Bylaw 2020-06, be read a first time.

	For	Against
Mayor MacAulay		
Deputy Mayor Johnston		X
Councillor Holland	X	
Councillor Jenkins	X	
Councillor King		X
Councillor MacFarlane	X	
Councillor Cameron MacLean		X
Councillor Cindy MacLean	X	
Councillor McGrath	X	
Paul Morrison	X	
Councillor Munro	X	
Councillor Nicholson	X	
Results	8	3

Carried (8 to 3)

20-244

Moved By Councillor Cindy MacLean

Seconded By Councillor Jenkins

BE IT RESOLVED THAT Procedural Bylaw amendment No. 1, Bylaw 2020-06, be approved.

	For	Against
Mayor MacAulay		
Deputy Mayor Johnston		X
Councillor Holland	X	
Councillor Jenkins	X	
Councillor King		X
Councillor MacFarlane	X	
Councillor Cameron MacLean		X
Councillor Cindy MacLean	X	
Councillor McGrath	X	
Paul Morrison	X	
Councillor Munro	X	
Councillor Nicholson	X	
Results	8	3

Carried (8 to 3)

6. Adjournment

20-245

Moved By Councillor Jenkins

Seconded By Councillor McGrath

THAT the meeting be adjourned.

Motion Carried Unanimously

The meeting was adjourned at 6:32 pm.

Dorothy MacDonald

Dorothy MacDonald
Manager of Community Services

Ed MacAulay

Ed MacAulay
Mayor