Record filed by
The Town of Three Rivers
In the matter of Anchored Construction Group Inc. and Allan Fraser v. Town of Three Rivers

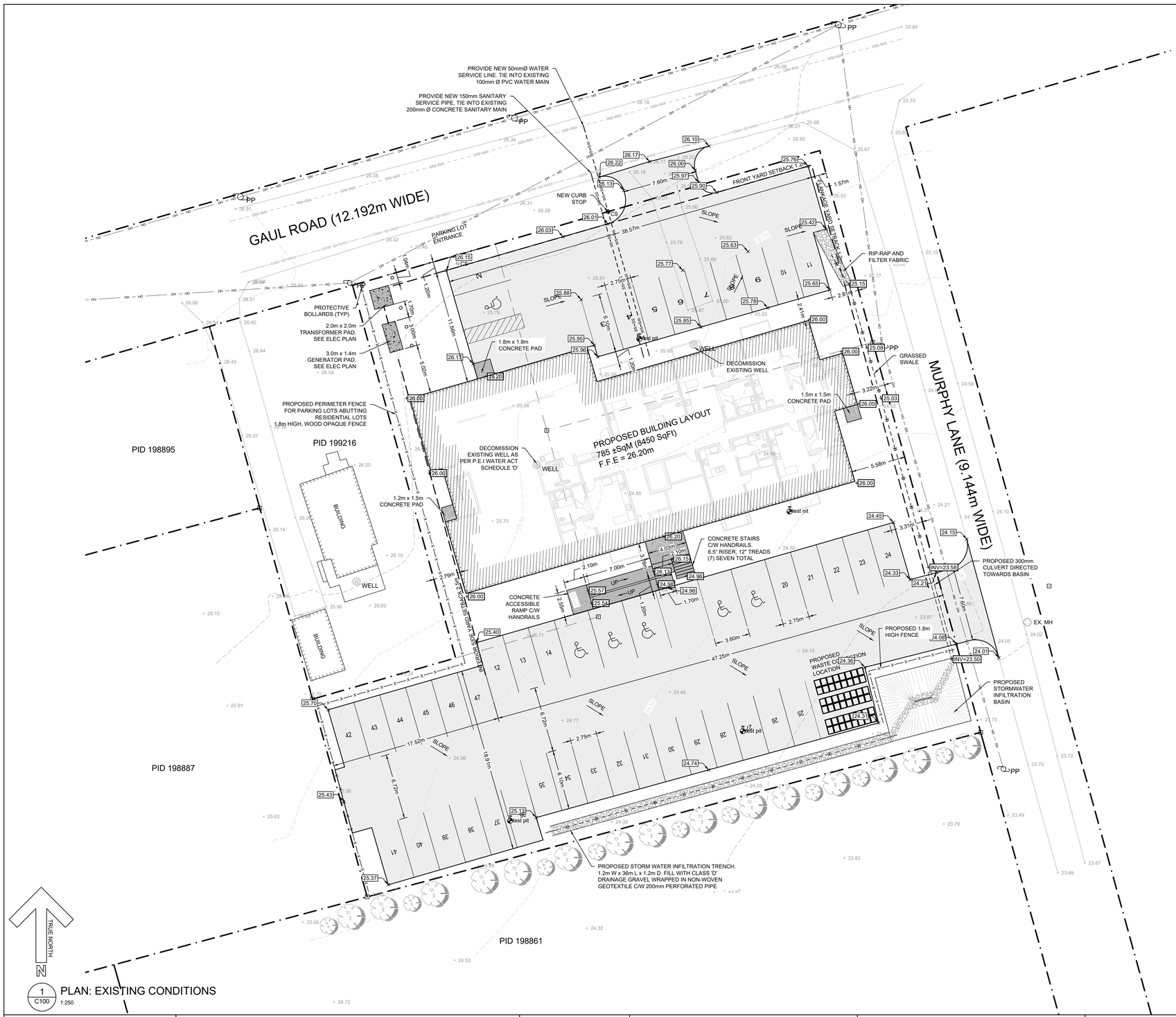
(Appeal #LA26006)

Submitted by Ewan W. Clark
on behalf of the Town of Three Rivers

July 24, 2026

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1 / C100 PLAN: EXISTING CONDITIONS
1:250

LEGEND

	PROPERTY LINE
SAN→MS	SANITARY SEWER
SS→SS	SANITARY SERVICE
ESAN→DMH3	EXISTING SANITARY SEWER
SS→SS	EXISTING SANITARY SERVICE
FM→PUMP	SANITARY FORCEMAIN
FU→PU	EXISTING SANITARY FORCEMAIN
STM→PLUS	STORM SEWER
ESTM→DPLUS3	EXISTING STORM SEWER
WM=WM	WATER MAIN
WS=SM	WATER SERVICE
WM=WM	EXISTING WATER MAIN
WS=SM	EXISTING WATER SERVICE
OH→HO	EXISTING OVERHEAD ELECTRICAL
	DITCH / SWALE
	ASPHALT PAVEMENT
	CONCRETE SURFACE
	GRASSED AREA
PP	UTILITY POLE
FH	FIRE HYDRANT
CB	STORM CATCH BASIN
MH	SANITARY MANHOLE
WV	WATER VALVE
CS	WATER CURB STOP
23.50	NEW ELEVATION
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GENERAL NOTES:

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www.colesassociates.com

Seal: PROFESSIONAL ENGINEER — Nazmi Lewen — 3449 — 10 APR 2026 — PROVINCE OF PRINCE EDWARD ISLAND

Client: CMHA

Project Title: 24 Unit Building CMHA Montague

Gaul Rd, Montague

Sheet Title: Site Plan

Rev. No.:	Description:	Date: (YYYY-MM-DD)
0	Issued for Development Permit	2026-04-14

Scale: 1:200
Drn By: AY
Chk By: NL
Rev. No.: 0
Project Number: 261005
Drawing Number: C100

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Development Permit Application

Three Rivers
WHERE HISTORY IS MADE

OFFICE USE ONLY:
Date received:
Case #
Application fee:
W/S Fee
Receipt #

SECTION 1: Applicant Information

Full Name: Randy Mitchell
Business Name: Anchored Construction Group Inc
Mailing Address: Po Box 1360
City / Town: Montague
Postal / Zip Code: C0A 1R0
Home Phone: *
Cell Phone: 902-940-3312
Email: randy@anchoredconstruct.on.ca

SECTION 2: Property Owner Information

Full Name: Allan Fraser
Business Name:
Mailing Address: 2 Alexandra Court
City / Town: Stratford C1B 1K8
Postal / Zip Code: C1B 1K8
Home Phone:
Cell Phone:
Email:

SECTION 3: Application Type

Residential Proposals	# Unit(s)	(sq.ft./m²)*
Single-unit dwelling	#	
Duplex dwelling	#	
Grouped dwelling	#	
Row-house dwelling	#	
Multi-unit dwelling	# 24	19,900/1850
Accessory building	•	(sq.ft./m2)
Any other structure or addition	☐ (✓)	

Non-Residential Proposals	(sq.ft./m²)*
Commercial (Offices)	3,250/302
Industrial	
Recreational	
Institutional	
Resource	
Resource (excavation)	

Other Types of Proposals

Demolition ☐ (✓)	Change of use ☐ (✓)	Signage ☐ (✓)	Extension of existing Permit ☐(✓)
Minor variance (less than 10%) ☐(✓)	Major variance (More than 10%) ☐ (✓)	Other ☐ (✓)	
Subdivision/Consolidation/Severance ☑ (✓) State total amount of lots created including the original: 3			

Value of construction (VoC)	
For all proposals, please state the estimated dollar value of the construction	$6,000,000.00

SECTION 4: Municipal Services (Completion of Section 11 is also required)

Are connections required to Municipal services?	☑Yes ☐No (✓)
Apply for Water connection: ☑Yes ☐No (✓)	Apply for Sewer connection: ☑Yes ☐No (✓)
Extension of a Service:	☐Yes ☑No (✓)

Note to applicant: Section 12 must also be completed.
*For all buildings, total square footage is a perimeter measurement of the building, decking & porches

SECTION 5: Details of the Development Site

Street Address:	PID 198887 (199224; 199232)	
Parcel Identification Number(s) (PIDs)	198887 (199224; 199232)	
Current Use: Eg. farm, dwelling, vacant lot.	Vacant Land	
Lot Area: 36,375sqft / 3,516m²	Frontage (ft/m): 163.4' /498 m	Lot Depth (ft/m): 202.9' / 61.9 m
Is any part of the property within 30 m of a watercourse?	☐Yes ☑No (✓)	

SECTION 6: The Proposed Development

Please provide a brief written description of the proposal:

To build a 3 storey mixed use building with gross floor area of 23,167 sq ft / 2,153 sq m ground floor offices (3,250 / 302) of CMHA.

LOT CONSOLIDATION FOR PID 198887, 199224, 199232

Complete the below table	Building/Structure 1	Building/Structure 2	Building/Structure 3
Roof height (ft/m):	36' / 10.9m		
Total Building footprint (sq.ft./m²):	8,527 sq ft / 792.5 sq m²		
Total parking spaces:	37		
Setbacks to proposed structure(s)			
Front yard property line (ft/m)		27.8' / 8.5 m	
Rear yard property line (ft/m)		25.1' / 7.7 m	
Left side property line (ft/m)		79.2' / 24.2 m	
Right side property line (ft/m)		15' / 4.6 m	
To shoreline or top of bank (ft/m)			
To wetland or watercourse (ft/m)			
To sand dunes (ft/m)			

SECTION 7: Applications Seeking a Variance or Bylaw Amendment

Does your project require a variance?	☐Yes ☑No (✓)	**Please state the reason for the Variance/Bylaw amendment:**

Does your project require rezoning?	☐Yes ☑No (✓)	**Please state the reason for rezoning and intended use of the property:**
Existing Zoning:		
Proposed Zoning:		

Protection of Privacy - The personal information requested on this form is collected under the authority of Section 11(1)(b) of the Bylaw to Regulate Access to Information and Protection of Personal Information, Three Rivers Bylaw 2020-02, and will be protected under Section 16 of that Bylaw. It will be used for the purpose of issuing development permits and related documents pertaining to the Planning Department of the Town of Three Rivers. Direct any questions about this collection to Access to Information and Protection of Privacy Coordinator, 172 Fraser Street, PO Box 546 Montague C0A 1R0 Pone (902) 838 2528 (except for EISI)

Section 11 Application for Utility Service

Only complete this section if you ticked Yes for connections to Municipal Services in Section 4

MONTAGUE SEWER & WATER CORPORATION

P.O. BOX 546, MONTAGUE, PEI C0A 1R0
PHONE: (902) 838-2528 FAX: (902) 838-3392

GEORGETOWN SEWER CORPORATION

PO BOX 89, GEORGETOWN, PE C0A 1L0 PHONE: (902) 652-2924 FAX: (902) 838-3392

Please initial by each line below to acknowledge you have read the below terms:

_____ This application must be filled out completely and signed by the customer, developer or the installer (Applicant) before service is provided. The Applicant agrees to abide by the requirements of the Georgetown Sewer Utility Corporation and all applicable provincial legislation.

_____ Any development over a single unit housing will require a service plan reviewed by the Sewer and Water Utility before any sewer and water construction begins and no less than 4 weeks prior to the Inspection request.

_____ The contractor must contact the Town Office in Montague at 902-838-2528 with 24 hour prior notice to commencing construction, and all inspection work must be carried out Monday to Friday between the hours of 8:00am and 3:30pm.

_____ Costs of extending services or increasing the size of existing services, including in the public right-of-way, shall be the responsibility of the Applicant. Reinstatement of any infrastructure such as streets, sidewalk, storm system, etc, shall be the responsibility of the Applicant and must be completed in a timely manner.

_____ Under footing service is not guaranteed by the Utility. Elevations must be verified by the Applicant before construction begins.

_____ Service will not be provided until the application fee is paid, a provincial plumbing certificate is issued (where one is required) and an inspection of the work is carried out by the Georgetown Utility Operator before the work is covered up.

_____ Utility billing will commence once the inspection has been completed.

IT IS NOT PERMITTED TO CONNECT A SUMP PUMP/ HEAT PUMPS/ GEOTHERMAL TO MUNICIPAL SERVICES

SECTION 8: Demolition

Does your project require demolition?	☐Yes (✓)
Start date:	Expected completion date:
Contractor	
Debris disposal Site	

SECTION 9: Signage

Is signage required ? ☐Yes (✓)	Sign 1	Sign 2	Sign 3
Dimensions Length (ft/m) X Width (ft/m)			
Total area sq. (ft./m^2)			
Overall height (ft/m)			
Projection from building (ft/m)			
Material eg, plastic, metal, painted			
Illumination	☐Yes ☐No (✓)	☐Yes ☐No (✓)	☐Yes ☐No (✓)

SECTION 10: Applicant/Owner Declaration & Signatures

I solemnly declare:

1) That I the property owner, together with the applicant (if applicable) named in the application hereto attached certify they have the authority to bind the property owner as co-signatory of this application.
2) The plans/information herein contained in this application are true and reasonable efforts were made to ensure the accuracy of the data.
3) I waive all rights or actions against the Town of Three Rivers and/or it's agents or employees in respect of any damages which may be caused through the operation of any provisions of its Bylaws or the revoking of a permit for any cause or irregularity or nonconformity with the Bylaws or regulations adopted by the Town of Three Rivers.
4) I assume responsibility for damage to sidewalks, curbs, streets, or other infrastructure and will bear the cost of repair or replacement to the satisfaction of the Town of Three Rivers and/or the Province as required.
5) Where services are available, properties must be serviced by municipal sewer and water in accordance with the Montague Sewer & Water Utility Corporation or Georgetown Sewer Utility Corporation minimum standards of acceptability.
6) If a certified Footing Plan is required as a condition of the permit, I will cease construction once the footings have been poured and submit the Footing Plan to the Town, and the Town shall determine if the location meets Bylaw requirements.

Signatures required:

Registered Owner(s) Signature • Allan Fraser Date: 10 April 2026

• Date:

Applicant Signature • Date: 10/4/26

Section 12 Submission Requirements and Additional Notes for Applicants

Every application for a Development Permit shall be accompanied by annotated plans, drawn to an appropriate scale and showing:

- The shape and dimension of the lot
- The distance from the lot boundaries to the building or structure proposed to be erected.
- The distance from the lot boundaries and size of every building or structure already erected on the lot.
- The stormwater drainage pattern and proposed management.
- Lot plans should also indicate the position of the entrance way to the road.

Note to applicant regarding lot orientation: The front yard will be the area fronting a roadside boundary.

Any development that alters existing land levels, such as the development of sloping sites, additional fill, or cutting into slopes will require a detailed plan of existing and proposed ground levels showing the development.

Where a Development Permit application is submitted for a building or structure, the application must be accompanied by a floor plan of the proposed building and exterior elevation drawings of all sides. The drawings should be scaled or accurately annotated with dimensions.

Some types of development, such as subdivisions, demolition or commercial buildings may require additional information to be provided. Planning Staff will advise of any additional requirements.

All applications for a Development Permit must include a complete Development Permit Form signed by the registered owner of the lot and by the owner's agent, duly authorized in writing to act for the owner.

Please note that application forms that are insufficiently detailed or fall short of the above will not be accepted until they are complete. Should you have any questions please reach out to the planning staff who will be pleased to assist.

Additional Notes for Applicants:

- Please contact Access PEI Montague for all submissions related to Building Permits at: accesspeimontague@gov.pe.ca or phone (902) 838 0600
- For new entranceway permits please contact the Department of Transportation & Infrastructure at Phone (902) 368 5100
- Additional advertising fees will apply to proposed bylaw amendments.
- For Montague & Georgetown water/sewer connections please complete the application for service form attached at Section 11.
- New dwellings and commercial properties require registration for a civic address. Please contact the 911 Administration office for more information or phone (902) 894-0385.
- For assistance contact the planning dept' at 902-838-2528 or email planning@threeriverspei.com

Please use the space below to provide additional written information if required:

Note: Drawn details are required separately.

24 Unit Building CMHA Montague

CMHA

Gaul St, Montague



CIVIL

C100 Site Plan

ARCHITECTURAL

A000 Cover Page
A001 Context Plan, Project Info & Architectural Site
A100 Main Floor Plan
A101 Second Floor Plan
A102 Third Floor Plan
A104 Roof Plan
A200 Exterior Elevations
A201 Exterior Elevations
A300 Building Sections

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#261005

ARCHITECTS ASSOCIATION 25-05 CERTIFICATE of PRACTICE Rafft Tashdjian Coles Associates Ltd. AAPEI OF PRINCE EDWARD ISLAND 2026-04-10

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Project Title: 24 Unit Building CMHA Montague
Gaul St, Montague

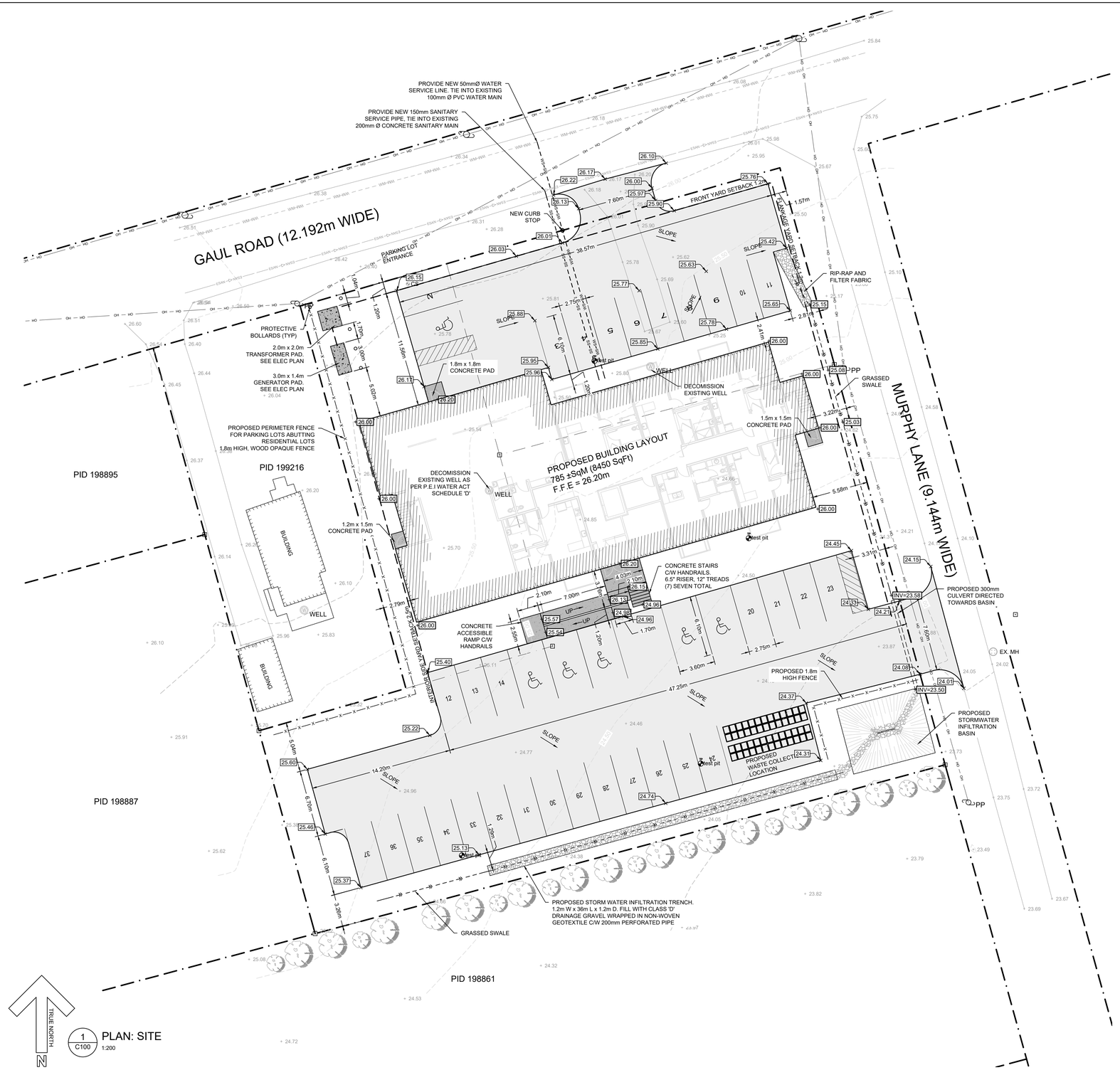
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No.	Description	Date
0	Issued for Development Permit	2026-04-10

Date: 2026-04-10
Drn By: GS
Chk By: RT
Revision: 0
Project Number: 261005
Drawing Number: A000

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1 C100 PLAN: SITE
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PROFESSIONAL ENGINEER
Kazimi Lizwen
3446
10 April 2026
Date
PROVINCE OF PRINCE EDWARD ISLAND

Client: CMHA

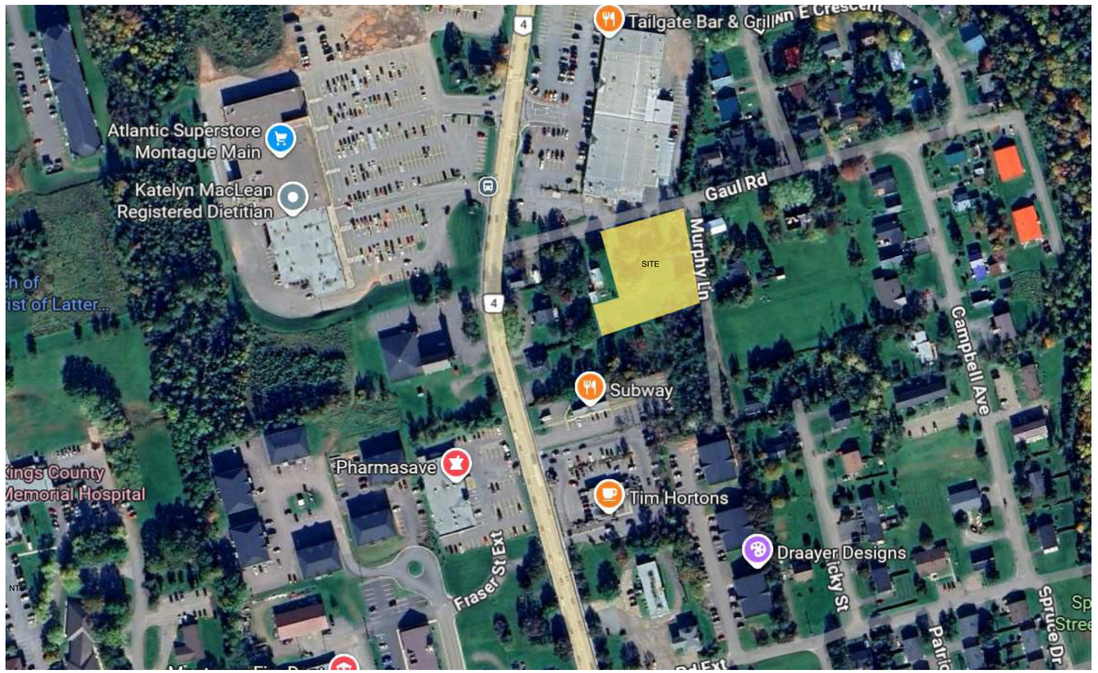
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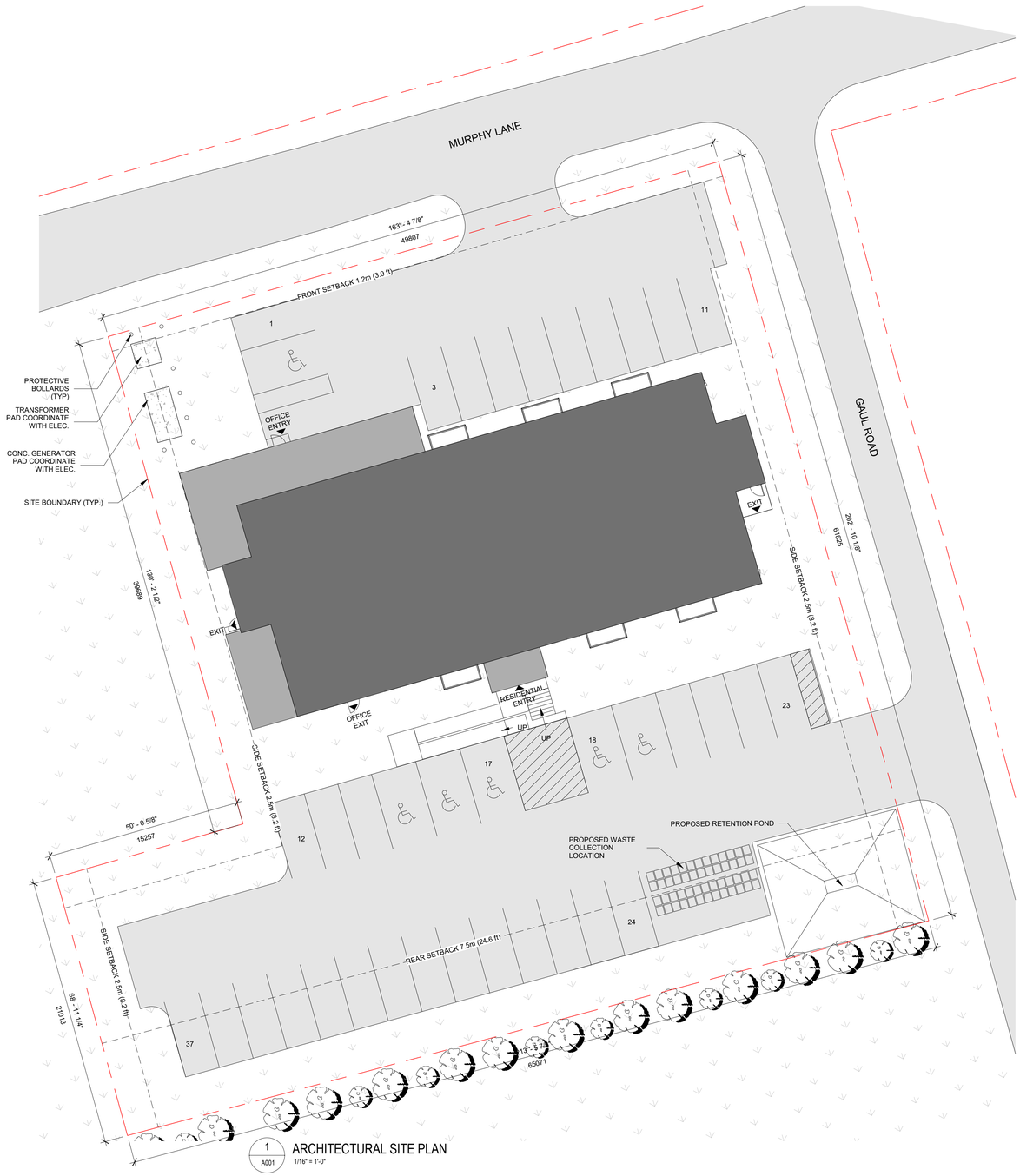
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VICINITY PLAN
NTS



1 A001 ARCHITECTURAL SITE PLAN
1/16" = 1'-0"

NOTE: REFER CIVIL DRAWING FOR SITE DIMENSIONS

PRELIMINARY ONLY NOT FOR CONSTRUCTION

PROJECT INFORMATION

Site Area	Area sqft	Area sqm	sqft per acre	Acres
	36,374.95	3,515.86	43,560	**0.84**

Site Coverage	Area sqft	Area sqm	% of site
Proposed Building Area	8,569	**796.38**	**23.56%**

Gross Floor Area	Area sqft	Area sqm	Units
Building (New)			
Basement	0.00	**0.00**	0
Level 1	8,569.00	**796.38**	6
Level 2	7,329.00	**681.13**	9
Level 3	7,329.00	**681.13**	9
Total	**23,227.00**	**2,158.64**	**24**

Minimum Lot Area	Area sqft	Area sqm
	4,843.8	**450**

	Development By Law		Proposed	
	ft	m	ft	m
Lot Frontage (Minimum)	49.2	15.0	163.4	49.8
Front Yard (Minimum) setbacks	3.9	1.2	30.7	9.4
Rear Yard (Minimum) setbacks	24.6	7.5	27.1	8.3
Side Yard (Minimum) setbacks	8.2	2.5	19.7	6.0
Flankage Yard (Minimum) setbacks	3.9	1.2	n/a	n/a
Height (Maximum)	36.1	11.0	36.1	11.0

Parking / Loading Requirements
Required Standard Stalls: Office˜1 space for 300 sqft; Residential˜ 1 per dwelling unit
Required Mobility Disabled Stalls:Office˜ 1 for every 100 spaces; Residential˜ 5 spaces
Drive aisle: For 90 degree stalls, 6.7m (22 ft) wide Aisle is required
Loading Space: (1) for every 10,000 sqft. of commercial space. Not required for buildings less than 1,500 sqft. Locate in rear or side yard, screen from residential or park uses

Parking Calculations (Required):	Area sqft	Area sqm	Factor	# stalls req'd
Standard Stalls	**3,250**	**302.04**	300.00	**10.83**
Mobility Disabled Stalls			100.00	**1.00**
Loading space, 15' clearance				**0.00**

Parking Summary (Provided):	# of stalls	Wide ft	Wide m	Deep ft	Deep m
Standard Stalls	31	10	**3.0**	20	**6.1**
Mobility Disabled Stalls	6	12	**3.7**	20	**6.1**
Loading space, 15' clearance	0	12	**3.7**	30	**9.1**
Total	**37**				

GENERAL NOTES

1. VERIFY ALL DIMENSIONS AND REPORT ANY DISCREPANCIES TO THE CONSULTANT BEFORE PROCEEDING WITH THE WORK.

2. THE WORK SHALL BE IN ACCORDANCE WITH THE NATIONAL BUILDING CODE OF CANADA (NBCC 2020) & CSA 2023 B651-23 UNLESS OTHERWISE NOTED ON THE DRAWINGS.

3. COMPLY WITH ALL LOCAL MUNICIPAL AND PROVINCIAL BY-LAWS AND REGULATIONS.

4. CONTRACTOR TO VERIFY LOCATION OF ALL UTILITIES PRIOR TO EXCAVATION.

5. BENCH MARKS TO BE ESTABLISHED BY CONTRACTOR.

6. ALL PENETRATIONS IN RATED PARTITIONS AND/OR FLOOR ASSEMBLIES FOR PLUMBING, DUCTING OR ELECTRICAL ARE TO BE SEALED. FIRE STOP IN ACCORDANCE WITH WALL AND/OR FLOOR TYPES. SUBMIT ULC DETAILS AND MATERIALS DURING SHOP DRAWING PROCESS FOR REVIEW PRIOR TO INSTALLATION.

7. VENT ALL FANS TO OUTSIDE AIR THROUGH VENT C/W HOOD.

8. PROVIDE SUB-SLAB DEPRESSURIZATION DETAIL FOR FUTURE RADON GAS TESTING AS PER NBCC 2020 REQUIREMENTS.

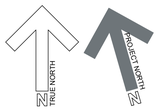
9. ALL WALL DIMENSIONS ARE TO FINISH FACE OF GYPSUM WALL BOARD UNLESS NOTED OTHERWISE.

10. ALL OTHER DISCIPLINES SHOWN FOR GENERAL INTENT ONLY. REFER TO CORRESPONDING DRAWINGS.

11. REFER TO TOILET ACCESSORIES SCHEDULE IN THE SPECIFICATION FOR ALL TAGS.

12. REFER TO MATERIAL/FINISH SCHEDULE IN THE SPECIFICATION FOR INFO ON MATERIAL TAGS.

13. STAIR CONSTRUCTION:
- RUN (MIN. NOSING TO NOSING): 280mm
- RISE: MAX. 180mm, MIN. 125mm
- GUARDRAIL: PICKETS TO BE MAX. 100mm O.C. GUARD TO BE MIN. 1070mm HIGH ABOVE NOSING OF STAIR TREAD AND LANDING.
- HANDRAIL: 915mm HIGH ABOVE NOSING OF STAIR TREAD (BOTH SIDES). EXTEND HANDRAIL ONE TREAD DEPTH + MIN. 300mm HORIZONTAL AT BOTTOM OF STAIRS. HANDRAIL AT TOP OF STAIRS TO BE MIN. 300mm HORIZONTAL. HANDRAIL DIAMETER TO BE MAX. 33mm.



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#261005

ARCHITECTS ASSOCIATION 25-05 CERTIFICATE of PRACTICE Rafi Tashdjian Coles Associates Ltd. AAPEI of PRINCE EDWARD ISLAND 2026-04-10

Client: CMHA

Project Title: 24 Unit Building CMHA Montague

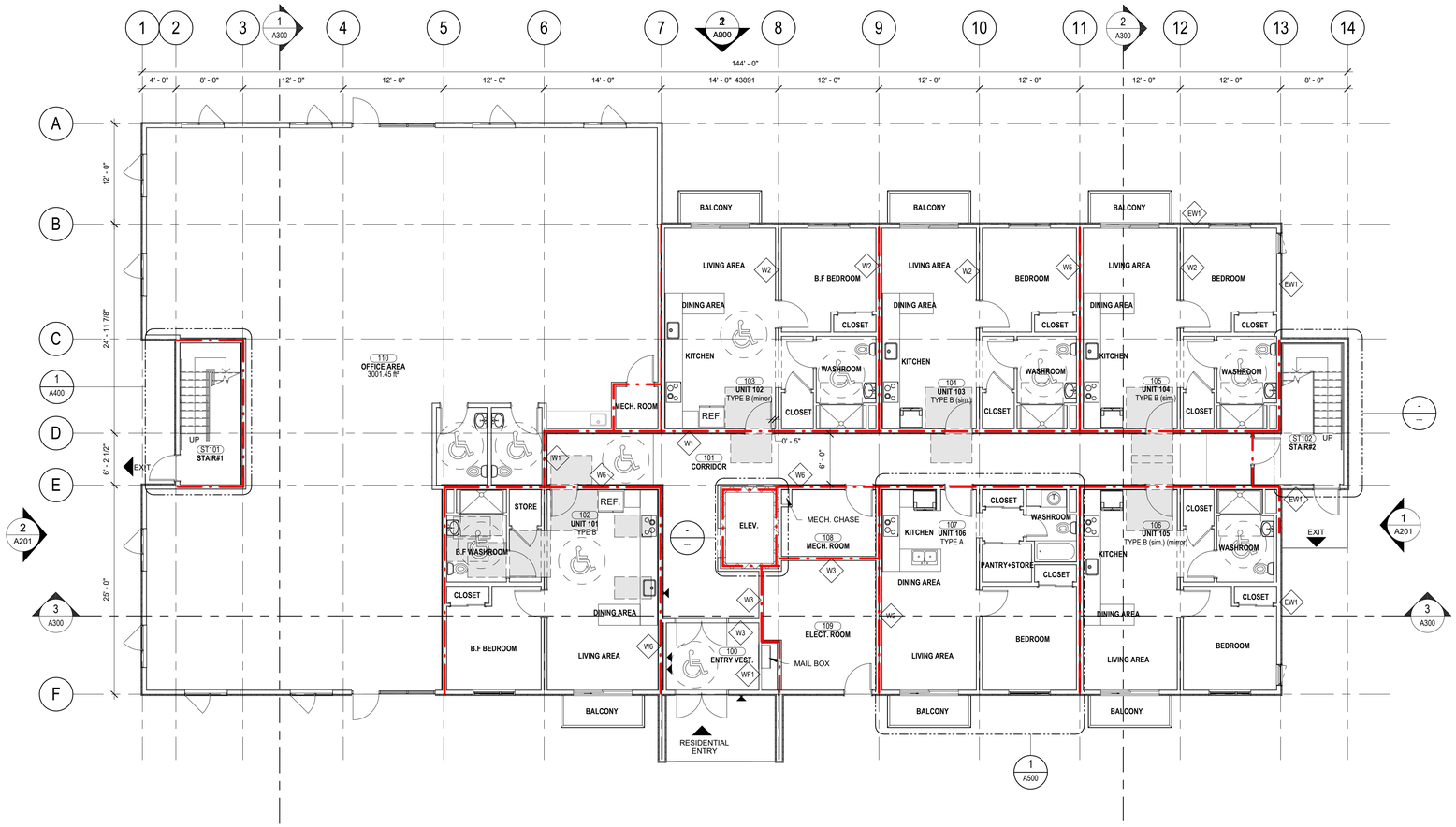
Gaul St, Montague

Sheet Title: Context Plan, Project Info & Architectural Site Plan

No.	Description	Date
0	Issued for Development Permit	2026-04-10

Date: 2026-04-10
Revision: 0
Drn By: GS
Chk By: RT
Project Number: 261005
Drawing Number: A001

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1 A100 MAIN LEVEL
1/8" = 1'-0"

FLOOR PLAN LEGEND

- EXISTING WALLS
- NEW WALLS (REFER TO FLOOR PLAN FOR WALL TYPE)
- BLOCK WALLS (REFER TO FLOOR PLAN FOR WALL TYPE)
- AREAS NOT IN CONTRACT
- 101 ROOM NAME — ROOM NUMBER AND NAME
- 100.1 — DOOR TAG
- EW1 — WALL TAG
- 1 HR FIRE SEPARATION
- DOOR CLEAR AREA, PULL SIDE (5' - 6 7/8" min., 600 min., 5' - 6 7/8" min.)
- DOOR CLEAR AREA, PUSH SIDE (300 min., 4' - 11" min., 1200 min.)
- WHEELCHAIR CLEAR AREA AT SINK, MIN. 800x1350 (MAY EXTEND MAX. 430 UNDER SINK)
- WHEELCHAIR TRANSFER AREA ADJACENT TO TOILET, MIN. 900x1500
- POWER ASSISTED DOOR, LOCATION OF PUSH BUTTON ACTUATOR

TRUE NORTH

PROJECT NORTH

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ARCHITECTS ASSOCIATION 25-05 CERTIFICATE of PRACTICE Raffi Tashdjian Coles Associates Ltd. AAPEI OF PRINCE EDWARD ISLAND 2026-04-10

Client: CMHA

Project Title: 24 Unit Building CMHA Montague

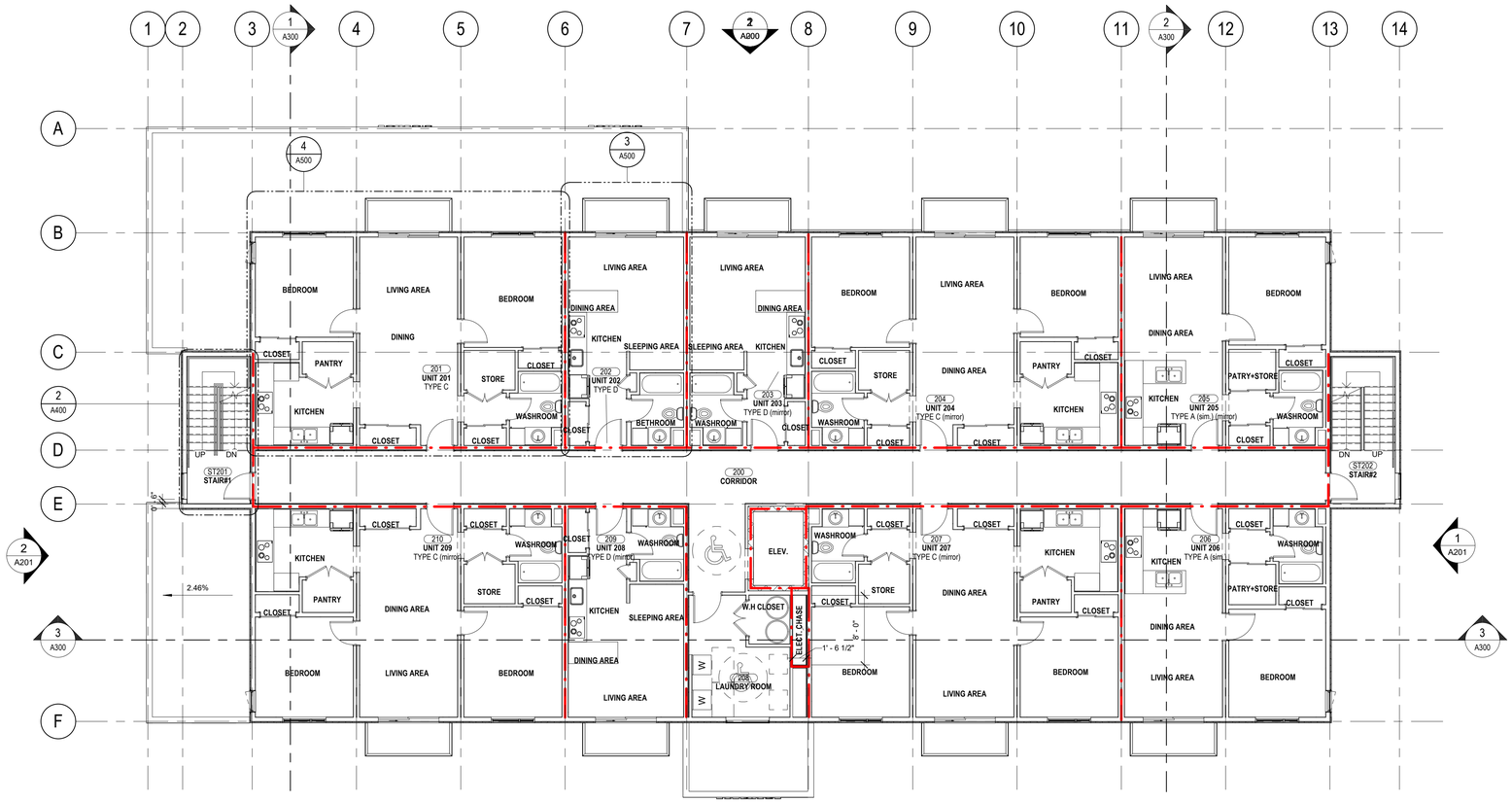
Gaul St, Montague

Sheet Title: Main Floor Plan

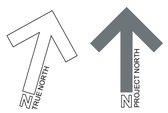
No.	Description	Date
0	Issued for Development Permit	2026-04-10

Date: 2026-04-10
Drn By: GS
Chk By: RT
Revision: 0
Project Number: 261005
Drawing Number: A100

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1 A101 SECOND LEVEL
1/8" = 1'-0"



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#261005

ARCHITECTS ASSOCIATION OF PRINCE EDWARD ISLAND
25-05
CERTIFICATE of PRACTICE
Raffi Tashdjian
Coles Associates Ltd.
AAPEI
2026-04-10

Client: CMHA

Project Title: 24 Unit Building CMHA Montague
Gaul St, Montague

Sheet Title: Second Floor Plan

No.	Description	Date
0	Issued for Development Permit	2026-04-10

Date: 2026-04-10
Drn By: GS
Chk By: RT
Revision: 0
Project Number: 261005
Drawing Number: A101

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1 A102 THIRD LEVEL

1/8" = 1'-0"

TRUE NORTH

PROJECT NORTH

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ARCHITECTS ASSOCIATION 25-05 CERTIFICATE of PRACTICE Rafik Tashdjian Coles Associates Ltd. AAPEI OF PRINCE EDWARD ISLAND 2026-04-10

Client: CMHA

Project Title: 24 Unit Building CMHA Montague

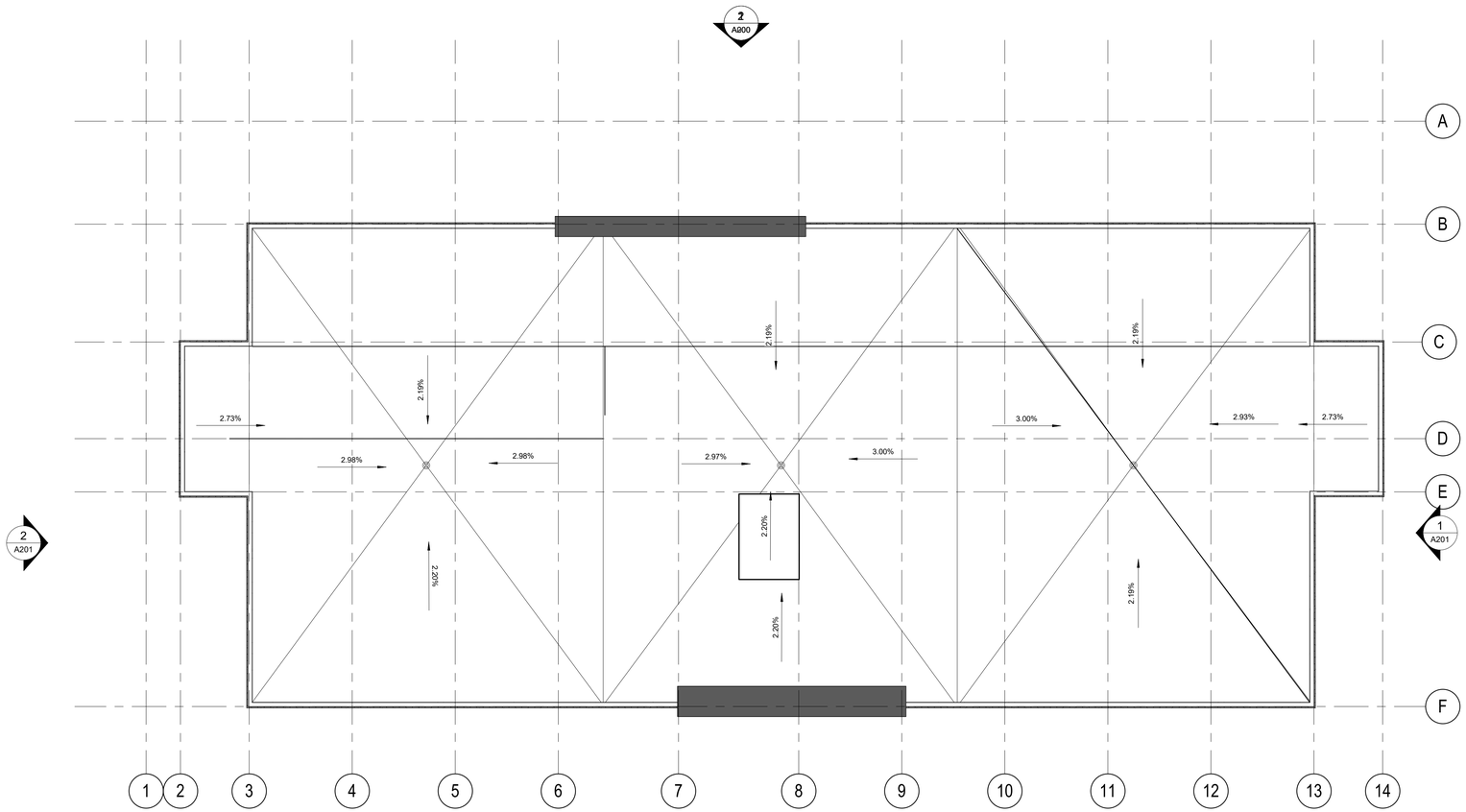
Gaul St, Montague

Sheet Title: Third Floor Plan

No.	Description	Date
0	Issued for Development Permit	2026-04-10

Date: 2026-04-10
Drn By: GS
Chk By: RT
Revision: 0
Project Number: 261005
Drawing Number: A102

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1 A104 ROOF PLAN
1/8" = 1'-0"

PRELIMINARY ONLY NOT FOR CONSTRUCTION

ROOF PLAN LEGEND

- MIN. 2% SLOPED ROOF STRUCTURE, UNLESS NOTED OTHERWISE, WITH CONSISTENT INSULATION THICKNESS PER ROOF ASSEMBLY
- MIN. 1% SLOPED CRICKET WITH CONSISTENT INSULATION THICKNESS PER ROOF ASSEMBLY. BUILD CRICKET FROM WOOD FRAMING AND PLYWOOD THICKNESS PER ROOF ASSEMBLY. BUILD CRICKET ON TOP OF THE 2% MONO SLOPE ROOF PLYWOOD. NO TAPERED INSULATION.
- MIN. 2% SLOPED/TAPERED INSULATION WITH MINIMUM THICKESS PER ROOF ASSEMBLY
- MIN. 1% SLOPED/TAPERED INSULATION ON TOP OF THE THICKESS PER ROOF ASSEMBLY
- RD — ROOF DRAIN (REFER TO MECHANICAL DWGS)

GENERAL SHEET NOTES

- REFER TO EXTERIOR ELEVATIONS FOR DOWNSPOUT LOCATIONS

GRID NORTH / PROJECT NORTH

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ARCHITECTS ASSOCIATION 25-05 CERTIFICATE of PRACTICE Rafi Tashdjian Coles Associates Ltd. AAPEI OF PRINCE EDWARD ISLAND 2026-04-10

Client: CMHA

Project Title: 24 Unit Building CMHA Montague

Gaul St, Montague

Sheet Title: Roof Plan

No.	Description	Date
0	Issued for Development Permit	2026-04-10

Date: 2026-04-10
Dm By: GS
Chk By: RT
Revision: 0
Project Number: 261005
Drawing Number: A104

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1 / A200 FRONT (NORTH) ELEVATION
1/8" = 1'-0"



2 / A200 REAR (SOUTH) ELEVATION
1/8" = 1'-0"

ELEVATION MATERIAL LEGEND

- PREFINISHED METAL, VERTICAL, CP-x
- PREFINISHED METAL, HORIZONTAL, CP-x
- ACM PANELS

GENERAL SHEET NOTES

- REFER TO MATERIAL/FINISH SCHEDULE IN THE ARCHITECTURAL DETAIL BOOK FOR INFORMATION ON ALL MATERIAL TAGS

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Client: CMHA

Project Title: 24 Unit Building CMHA Montague

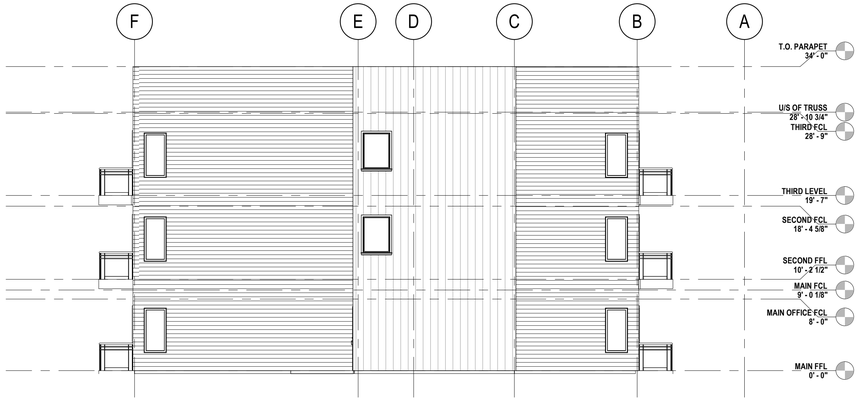
Gaul St, Montague

Sheet Title: Exterior Elevations

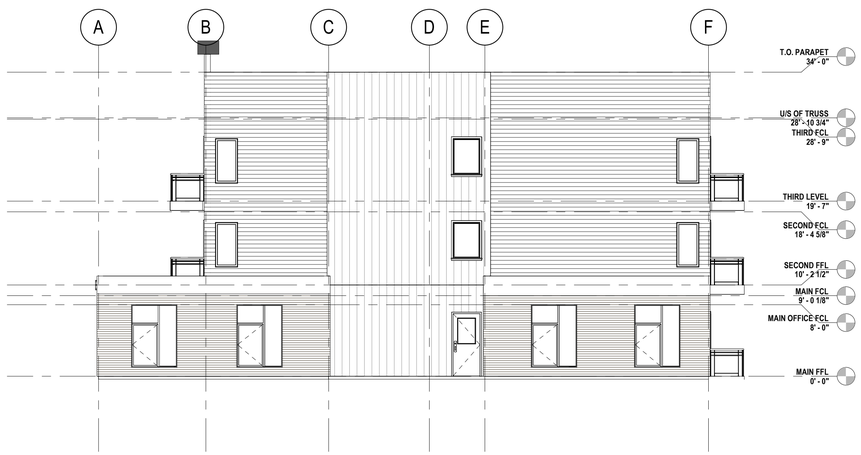
No.	Description	Date
0	Issued for Development Permit	2026-04-10

Date: 2026-04-10
Drn By: GS
Chk By: RT
Revision: 0
Project Number: 261005
Drawing Number: A200

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1 / A201 SIDE (EAST) ELEVATION
1/8" = 1'-0"



2 / A201 SIDE (WEST) ELEVATION
1/8" = 1'-0"

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ARCHITECTS ASSOCIATION 25-05 CERTIFICATE of PRACTICE Rafik Tashdjian Coles Associates Ltd. AAPEI OF PRINCE EDWARD ISLAND 2026-04-10

Client
CMHA

Project Title
24 Unit Building CMHA Montague

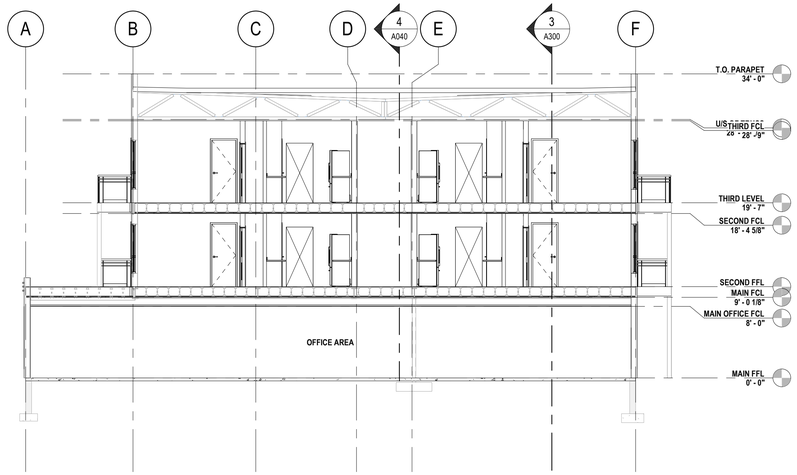
Gaul St, Montague

Sheet Title
Exterior Elevations

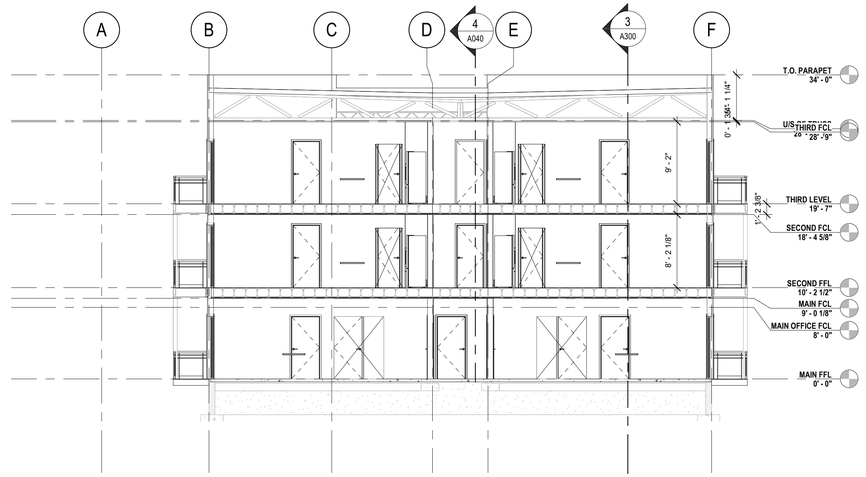
No.	Description	Date
0	Issued for Development Permit	2026-04-10

Date: 2026-04-10
Drn By: GS
Chk By: RT
Revision: 0
Project Number: 261005
Drawing Number: A201

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1 A300 BUILDING SECTION
1/8" = 1'-0"



2 A300 BUILDING SECTION
1/8" = 1'-0"



3 A300 BUILDING SECTION
1/8" = 1'-0"

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ARCHITECTS ASSOCIATION 25-05 CERTIFICATE of PRACTICE Raffi Tashdjian Coles Associates Ltd. AAPEI OF PRINCE EDWARD ISLAND 2026-04-10

Client
CMHA

Project Title
24 Unit Building CMHA Montague

Gaul St, Montague

Sheet Title
Building Sections

No.	Description	Date
0	Issued for Development Permit	2026-04-10

Date: 2026-04-10
Drn By: GS
Chk By: RT

Revision 0

Project Number: 261005

Drawing Number: A300

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Three Rivers
• WHERE HISTORY IS MADE •

Town of Three Rivers

Meeting Minutes

Planning Board Meeting April 23, 2026 - 06:00 PM

Members Present	Chair Councillor Anne Van Donkersgoed, Lewis Lavandier, Cameron MacLean, Yvette Lunn, Derek Nicholson, Deputy Mayor Cody Jenkins
Staff Present	Deputy CAO Danielle Herring, Planning and Development Officer Lee Kenebel, Planning and Development Clerk Deandra Mills
Absent	David McGuire, Planning Technician Patrick Donahoe
Others	8 public

1 Call To Order / Land Acknowledgement

Chair Councillor Anne Van Donkersgoed called the meeting to order at 6:00 pm.

2 Approval of Agenda

Moved By: Planning Board Member Lavandier
Seconded By: Planning Board Member MacLean

THAT the agenda be approved as presented.

CARRIED UNANIMOUSLY

3 Disclosure of Conflict of Interest

There were none.

4 Adoption of March 26, 2026, Planning Board Meeting Minutes

Moved By: Planning Board Member MacLean
Seconded By: Planning Board Member Lunn

THAT the minutes of the March 26, 2026, Planning Board meeting be adopted as written.

CARRIED UNANIMOUSLY

5 Business Arising from Minutes

Planning Board Chair Anne Van Donkersgoed informed the Board that files from the previous Planning Board meeting, which had been recommended to Council with changes to the staff recommendation, were ultimately approved by Council using the original staff recommendation.

Councillor Cody Jenkins spoke regarding Council's reasoning for doing so, stating that Council understood that if a person requested more than 120 days for a recreation use permit, the applicant would proceed through the usual application process to obtain Council renewal approval.

Planning Board Member Derek Nicholson commented on the recommendation change, noting that he was the person who suggested the amendment. He explained that his recommendation reflected what the bylaw states and allows. He further stated that the process by which an applicant would request renewal from Council is an administrative matter that would need to be determined.

Deputy CAO Danielle Herring also addressed the matter. She explained to Mr. Nicholson why staff would not recommend the wording "and may be renewed by Council" as part of the permit conditions. She stated that the wording weakens the temporary nature of the approval from both a planning and bylaw enforcement perspective. She further explained that conditions are requirements that must be followed or met, and that the suggested wording would not constitute a condition.

6 Presentations and Delegations

Planning Board values your input. Registered speakers are allotted five (5) minutes to present their views. During the presentation, Planning Board members will not engage in dialogue or debate but may ask questions afterward. To ensure a productive and respectful discussion, speakers are encouraged to maintain a professional tone, avoid personal attacks, and focus on matters within the jurisdiction of the municipal government. While a speaker is presenting, all others in attendance must remain quiet and seated to allow the speaker to be heard clearly.

Public Presentations

Janice MacBeth
Ms. MacBeth spoke regarding concerns related to Item 7.1 on the agenda. She sought clarification on the number of proposed units and the ownership of the property. She also expressed concerns regarding the location of the proposed development and raised questions related to stormwater and wastewater management, drainage ditches, sidewalks, lane width, and other site considerations.

Randy Mitchell
Mr. Mitchell spoke in relation to Item 7.1 and expressed support for the

proposed development as the developer. He addressed several of the questions raised by Ms. MacBeth, including clarification regarding the number of units and the ownership of the development. He also responded to several of the additional concerns discussed.

Planning Board voted unanimously to allow Darlene Scott, a resident of Gaul Road, to address the Board regarding her concerns related to Item 7.1.

Darlene Scott
Ms. Scott expressed concerns regarding the proposed development under Item 7.1. She stated that, in her opinion, the proposed development is too large for the site. She further noted concerns related to the lack of sidewalks and green space, the number of units proposed, waste management, and the height of the building, which she believed was not compatible with surrounding properties.

7 Items to be Addressed

7.1 Development Application 60.26.DEP - Gaul Road and Murphy Lane, PID 199224, 199232, 198887 - Proposed 3 storey mixed use building with 24 residential units and 3000sq.ft of office space

Moved By: Planning Board Member Lavandier
Seconded By: Planning Board Member MacLean

That Planning Board recommend to Mayor and Council to approve the proposed 3 storey mixed use development with 24 residential units and 3000sq.ft of office space at Murphy Lane and Gaul Road, Montague PID's 199232, 198887 & 199224 with the following conditions:

1. This permit is valid for 12 Months from the date of issue.
2. Any proposed changes or revisions to the approved plans must be submitted to the
Development Officer for approval.
3. Prior to construction a construction erosion control plan shall be submitted to the
Development Officer for approval. The plan shall include all locations of all silt fencing, silt dams, sediment traps and all other proposed means of erosion controls marked on an appropriate plan. All approved silt controls shall be implemented at the time of commencement and maintained throughout the construction period. The applicant shall be responsible for all remedial measures arising from construction impacts, including road cleaning, when required.
4. The applicant is required to obtain an entrance (culvert) permit from the Department of Transportation, Infrastructure and Energy.
5. A master servicing plan shall be provided to the Montague Water & Sewer Collection and Treatment Corporation for review and approval, prior to the commencement of development.
6. All soft and hard landscaping shall be completed prior to first occupation of the building, unless otherwise agreed by the development officer.

7. The development shall not be commenced until such time as parcels 199232, 198887 & 199224 and been issued a final consolidation approval.
8. The following constitutes the approved plans:
• Development permit application form received April 10, 2026
• Drawings A000, A100, A101, A102, A104, A200, A201, A300 received April 10, 2026
• Drawing C100 (revised) received April 14, 2026

CARRIED UNANIMOUSLY

8 Adjournment
Moved By: Planning Board Member MacLean
Seconded By: Deputy Mayor Jenkins

THAT the meeting be adjourned.

The meeting was adjourned at 7:05pm.

CARRIED UNANIMOUSLY



Councillor Anne Van Donkersgoed, Chair

Proposal: Proposed 3 storey mixed use building with 24 residential units and 3000sq.ft of office space at Murphy Lane and Gaul Road, Montague PID's 199232, 198887 & 199224

Application: 60.25.DEP

To:	**Planning Board**
From:	**Lee Kenebel Planning & Development Officer**
Reviewed By:	**Danielle Herring Deputy Chief Administrative Officer**
Date:	**April 23, 2026**
Location:	**Murphy Lane and Gaul Road Montague PID's 199232, 198887 & 199224**
Zone:	**Mixed Use (MU)**
Services:	**Central water supply and waste treatment systems**

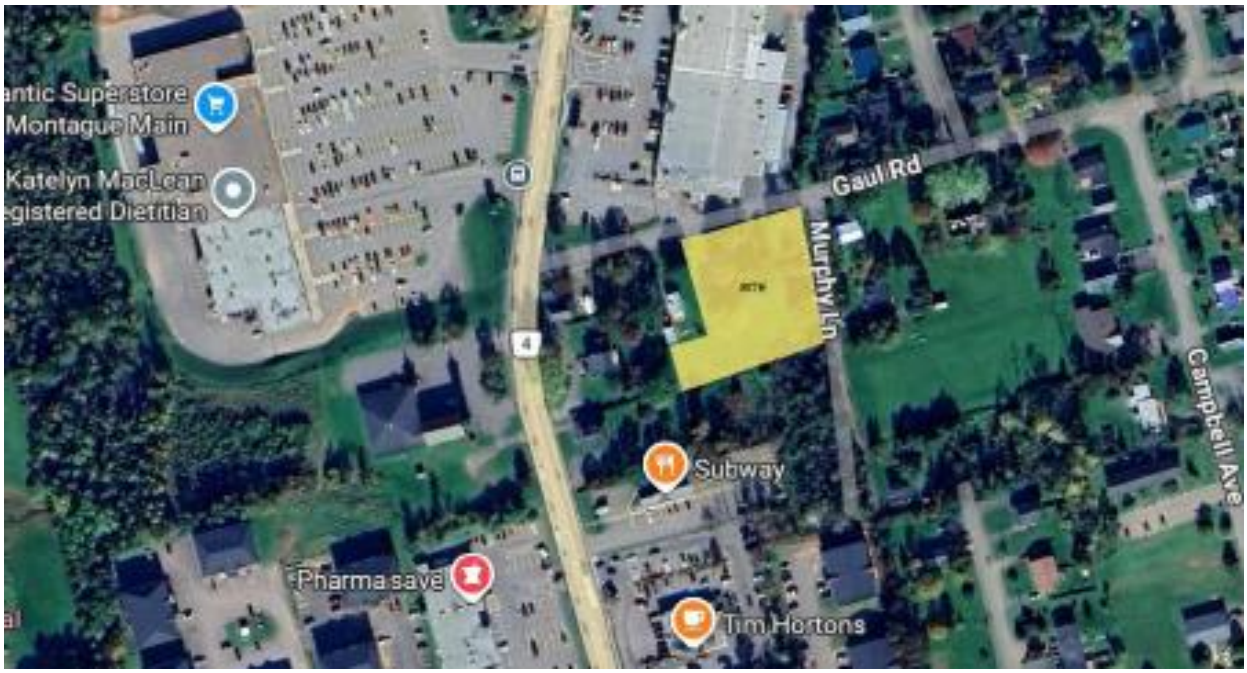
Executive Summary

The proposed application concerns the erection of a 3-storey, mixed use development featuring 16 one bed units, 8, two bed units and 3000 sq.ft of ground floor commercial office space. The building together with associated landscaping, refuse area, parking, and drainage works would be located at the corner of Murphy Lane and Gaul Road in Montague. The site is formed of three parcels subject to a separate consolidation proposal at PID's 199232, 198887 & 199224. The key planning issues associated with this proposal are:

- Higher density residential development and housing need.
- The Official Plan Policies concerning housing and commercial development.
- Inclusive design.
- The Development Bylaw and development in the Mixed-Use Zone.

The proposal has been found to be consistent with the policy direction for compact growth, housing diversity, and mixed-use development. The project meets all applicable zoning requirements, including setbacks, parking, servicing, and drainage, with no significant technical concerns identified. Overall, the proposal represents a compatible and well-planned form of development that supports the Town's objectives for sustainable growth.

The proposal is recommended for approval subject to permit conditions which include: 12 months permit expiry, revisions, service plan, drainage and erosion controls, access/entrance permit, landscaping , completion of parcel consolidation and approved plans.



The Development Site (yellow highlight)

Official Plan and Bylaw Assessment

Town of Three Rivers Official Plan 2023-2038

The .84 ac (approx.) development site is located on the south side and corner of Murphy lane and Gaul Road, Montague. This area is within a Mixed Use (MU) Zone and set amongst an area of mixed residential and commercial character. The parcel is to be formed of three lots that are subject to a separate application for consolidation (to be a conditional requirement).

As the above image of the development site reveals, the wider area features a strong commercial presence complimented by residential development and strong connectivity to that. This wide variety of uses strongly reflects the mixed character of the area and it supports a wide range of development as envisioned by the Official Plan, particularly in the case of residential and commercial uses.

The multi-unit residential development aspect of the proposal features a total of 24 residential units with 18 one bed and 8 two bed units. A review of the floor layouts shows a focus on accessible design considerations, which have been incorporated into many of them. As this is a mixed-use development there is 3000 square feet of commercial office space on the ground floor shared with 6 of the one-bedroom units. The commercial and residential spaces are separated and cannot be accessed internally.

The Official Plan (OP) looks to encourage a range of housing types and for all types of household tenures with the overarching aim of attaining higher density development within sustainable

locations, and in this case, one that is serviceable. The availability of services within the urban settlement areas allows for denser forms of sustainable development.

This area features a strong urban form, and the development would maintain a well-balanced appearance in the landscape. The building is centrally positioned on the site and this aids in reducing the dominant presence resulting from parking requirements by dividing it into two parts. The waste and recycling storage area is located on the southeast side with ample provision to service the development. This area also features onsite surface water drainage containment via swales. The western side of the property features a privacy fence to separate this and the adjoining development. Landscaping details, including drainage implementation, will also be delivered through condition as this will form a key functional element of the scheme and reduce unneighborly impacts.

The OP aspires to ensure that development is attractive, compatible and functional. Reducing a relatively large number of units down into three smaller two-storey blocks is a notable aspect of the scheme and engages well with the established local character. Residential development at higher densities is advocated for the Urban Settlements and recognized within the goals and objectives of the Official Plan.

<u>Town of Three Rivers Development Bylaw 2023-2038</u>

The proposed residential development will be located within the Mixed-Use (MU) zone where multi-unit residential and commercial development is compliant with the permitted uses of the zone. The MU zone is intended to accommodate wide range of development that is oriented toward higher densities and more intensified uses. Many types of residential development, from single homes to multi-unit homes are permitted in the MU zone in addition to a wide scope of commercial type uses. Higher densities and flexibility of uses are evidenced through the Bylaw, which can allow for more than one main building and small, relatively unrestrictive 'set back' requirements. The MU zones have therefore been planned to accommodate a wide range of growth within the Town.

The total area of the lot is approx. .84ac, which is in excess of the minimum standard, and it would be connected to central services. Development of a multi-unit property at this scale on a lot of this size requires that it be centrally serviced because of the applicable requirements that look ensure adequacy of services. Enquiries to the Public Works Department confirm the site can be serviced and they have been involved at early design stages. A servicing plan will be a conditional requirement to provide the utility with technical information regarding connections.

The site slopes largely downward to the south. This is confirmed within drawings and seen in the drainage design. Designed and engineered by Coles the retention pond drainage scheme forms part of the wider system of surface water drainage retention and has been detailed on the relevant plans. Conditional surface water drainage requirements also feature as part of the recommendation for approval of the scheme and there are no concerns raised with this element.

When a mixed development is proposed in the MU zone the requirements at table 6.8.3 and consideration is given to this corner lot having frontage on Murphy Lane, 'the flank' and Gaul Road 'the front', where the required front/flank yard setbacks would be 3.9ft and on both cases.

It should be noted that Gaul Rd. is defined as the front, being the shorter of the two frontages. Plans show yard setbacks are clearly exceeded with +40ft and +10ft respectively. The side yard to the west requires 8.2 ft and has in excess of 9ft. Minimum rear yard setbacks, in this case along the south side of the building is 24.6 ft, and this has also been achieved well in excess of minimum requirements. The overall height of the building to the highest part of the building is 36ft, and parapet of the roof is 34ft such that there are no concerns in respect of height.

The parking provision meets the Bylaw requirements with a total of 36 provided for the residential element and a further 10 for the commercial space. Accessible spaces are supplied generously as part of the overall parking provision with 6 provided within the layout. The parking and access layout also provides suitable access for waste and recycling collection via Murphy Lane. The applicant will be required to seek a permit for the new entranceways from the Department of Transportation, and this action will be secured by condition.

With respect to the provisions of the Bylaw the proposed residential development is compliant with the requirements for a multi-unit development proposal in the MU Zone.

Conclusions & Recommendation

The development represents a thoughtful approach balancing issues of housing need, commercial growth and locational context within the Mixed-Use Zone. The project delivers 24 residential units alongside a modest commercial component, contributing to both housing supply and local economic activity in a manner that aligns with the Town's planning objectives.

A notable strength of the proposal is its emphasis on accessible design within a portion of the residential units, supporting a broader range of housing needs and improving inclusivity within the community. This aligns well with the Official Plan's direction to encourage diverse housing forms and tenures.

The site's proximity to the shops and services of Montague supports a compact and well-connected form of development that is appropriate within the Urban Settlement Area. The development is compliant with the provisions of the Development Bylaw, including setbacks, parking, servicing, and drainage requirements, and no technical concerns have been identified through the review process.

Overall, the proposal represents a well-considered form of sustainable development in a serviced location. It contributes meaningfully to housing supply while maintaining compatibility with the surrounding area and advancing the policy objectives of the Official Plan.

The Planning & Development Officer therefore recommends:

That Planning Board recommend to Mayor and Council to approve the proposed 3 storey mixed use development with 24 residential units and 3000sq.ft of office space at Murphy Lane and Gaul Road, Montague PID's 199232, 198887 & 199224 with the following conditions:

1. This permit is valid for 12 Months from the date of issue.
2. Any proposed changes or revisions to the approved plans must be submitted to the Development Officer for approval.
3. Prior to construction a construction erosion control plan shall be submitted to the Development Officer for approval. The plan shall include all locations of all silt fencing, silt dams, sediment traps and all other proposed means of erosion controls marked on an appropriate plan. All approved silt controls shall be implemented at the time of commencement and maintained throughout the construction period. The applicant shall be responsible for all remedial measures arising from construction impacts, including road cleaning, when required.
4. The applicant is required to obtain an entrance (culvert) permit from the Department of Transportation, Infrastructure and Energy.
5. A master servicing plan shall be provided to the Montague Water & Sewer Collection and Treatment Corporation for review and approval, prior to the commencement of development.
6. All soft and hard landscaping shall be completed prior to first occupation of the building, unless otherwise agreed by the development officer.
7. The development shall not be commenced until such time as parcels 199232, 198887 & 199224 and been issued a final consolidation approval.
8. The following constitutes the approved plans:

    - Development permit application form received April 10, 2026
    - Drawings A000, A100, A101, A102, A104, A200, A201, A300 received April 10, 2026
    - Drawing C100 (revised) received April 14, 2026

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Meeting: Planning Board Meeting

Date: April 23, 2026

Time: 6:00 p.m.

Planning Board Members Present

- Chair Councillor Anne Van Donkersgoed
- Lewis Lavandier
- Cameron MacLean
- Yvette Lunn
- Derek Nicholson
- Deputy Mayor Cody Jenkins
-

Staff Present

- Deputy CAO Danielle Herring
- Planning & Development Officer Lee Kenebel
- Planning & Development Clerk Deandra Mills
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Members of the Public Speaking

- Janice MacBeth (Victoria Cross)
- Randy Mitchell (Anchor Construction)
- Darlene Scott (Gaul Road

Town of Three Rivers
Planning Board Meeting
April 23, 2026 – 6:00 p.m.

Presentations and Delegations

Councillor Anne Van Donkersgoed (Chair):
All right, we'll move on to presentations and delegations.

We have two speakers this evening. Janice MacBeth, you're up first.

Janice MacBeth:
I might save some of my comments if the developer is also speaking. I might be able to save us some time.

Councillor Anne Van Donkersgoed (Chair):
That's okay. We'll hear from you first.

Janice MacBeth:
Thank you.

Good evening. My name is Janice MacBeth.

Just to Derek's point about the wording in the bylaw and Council making that decision, that was the premise I was trying to explain in a worded fashion at the last Planning Board meeting about how it is Council's decision to bypass having a 10% of a subdivision lot, be bypassed. That's Council's decision—not the planners and not the Planning Board. It's Council's decision.

So, I'm kind of with him on the *(Development)* Bylaws. Maybe that's a sticky point, but I guess we're all learning.

Tonight, I'm speaking about the proposal for Gaul Street and Murphy Lane.

I'm probably going to have a lot questions, the same as you folks have after reviewing the proposal.

The "For Sale" sign only just came down on that property. I'm fairly sure it just came down.

I've compiled a few questions and comments.

First of all, we don't know who the owner is of the proposal, because, when I looked at the three lots on GeoLinc, they're in different names. There three, they're not consolidated, and they're in a couple of different owners names, so I'm not sure why we're at this stage of the permit, but I'm leaving that as a question for the Planning Board.

My next question is, the document reads on one page that there is going to be 16 one-bedroom units, while on page two it reads that there is going to be 18 one-bedroom units. I'm not sure which it is.

Councillor Anne Van Donkersgoed (Chair):
Eighteen is a typo.

Janice MacBeth:
Eighteen is a typo.Okay.

So my next question is, who is this building being built for? What demographic of our community is it serving ?

Because sixty-six percent of the units are single-bedrooms and I've been here enough at Planning Board and I've heard many times that you are looking for more three-bedroom units, not one-bedroom units.

And I also know that accessibility and parking spaces especially for accessibility is being noted.

So my question then is, basically if the developer is here, then he can answer it. Who is the owner, and who is going to be the target market for this building?

I looked at the drawings and noticed, once again, that there's a retention pond. That is what it is called, retention not detention. I'm wondering how the builder plans to mitigate any standing water, because it appears in the application, it states, the application states, "the wider system of surface water drainage retention." So I read that to mean that the water is going to be staying in the hole that is in the drawings. So there's like a trench and then there is the big retention pond.

I'm assuming that's going to be because there is no stormwater system to connect to. Now somebody here can correct me if I'm wrong on that, but right now in this community of Montague, there are three properties with detention or retention ponds with standing water and bulrushes.

My next point is that Murphy Lane is just that, it’s a lane. It's approximately 30 feet wide. It's a single lane with no exist, I drove down there yesterday.

I had to back my vehicle up. There is no ditching, no lighting, no sidewalks, and it's a 30 foot wide lane. It is not a standard-sized Town lane

So we have issues with this lane as a throughfare for the parking spaces.

Um Gaul Street itself as well and there's some Gaul Street residents here. Um it's about 40 ft wide and it intersects at the entry to the Superstore.

And we all know that 36 more vehicles using this street as an entry and exit is going to cause a bottleneck at the lights at Superstore

And even trying to turn left on the best day you cannot turn left on that street.

Also many folks turn right at the Tim Hortons rather than left and they use Gaul Street to go around to return to the lights at Queen and Main.

So my question is how does the Town plan for the increased traffic along with the other increased traffic that we're going to get from the 40 unit on Robertson Road that's slated to be built anytime? That's 64 new cars.

Um my next point is, at what point is the existing Montague wastewater plant going to be expanded?

The CWCL report from 2022 suggested at the time, municipal sewage was above the design parameters and would be requiring an upgrade based on growth. The Montague wastewater plant, as noted in this document, CW CBCL, the bridge lift is at negative 28% capacity and 44% capacity at the bridge lift. So we're in the negatives. It also suggests on page 25 of the same report that the section of gravity main is already flowing at 88% full under peak conditions with the expansion to Brudenell.

Councillor Anne Van Donkersgoed (Chair):
Excuse me, Janice. Do you have many more points? You're at your allotted time.

Janice MacBeth:
No, I have a summation. In summary the town of Three Rivers I think has met their 64 with these 64 units you've met the target for your proposed housing assessment. And I believe that this application is incomplete based on this. The proposal is recommended for approval subject to permit conditions which include revisions.

So we're not seeing what we're getting. A service plan drainage and erosion controls, access entry permit, landscaping, completion of parcel consolidation and approved plans.

So I would suggest that maybe the Planning Board is being asked at this point to approve a blank slate and the blanks are going to be filled in later.

And I feel that at this time it should be withdrawn, taken back, reviewed and completed before it's presented to Planning Board again.

Thank you very much.

Councillor Anne Van Donkersgoed (Chair):
Thank you.

Randy, if you'd like to come forward.

Please state your name for the record.

Randy Mitchell (Anchor Construction Group):
Randy Mitchell, resident of Lower Montague, and one of the owners of Anchor Construction Group.

I guess I'm the builder and developer on this proposed project.

The reference to 18 units was definitely a typo. It's 24 units total.

We have 3,000 square feet of commercial space on the main floor.

tried to design it to separate the, the residential parking from the commercial parking. Uh understanding that that goes down Murphy Lane.

I guess to address that question we're in talks with the province right now about widening that lane down there so it can accept two-way traffic. Um There was another question you had was, oh yeah the owner.

So CMHA is the going to be the proposed owner. Um that hasn't gone through yet because this process is part of their application for funding. So they require a permit to access any funding. Um so we're going to we're going to start here. Um and then ultimately Canadian Mental Health Association going to own the building.

They are doing, they're moving their programming space that they have on Main Street now. They're looking they need a more space for their programming. So they're looking to move from Main Street and the rest of the apartments are just because they're nonprofit they're just able to rent those as affordable apartment units.

In terms of the storm water now I'm with you. I don't like what we're doing with the storm water Janice. It is it's a regulatory standard by the province. I did get my engineer to write a

letter just to kind of summarize what has been done for this property. So I got three minutes I can read it.

So this is from Coles Associates. So this is a summary of the storm water management approach we are proposing for Gaul Street. The design intent is to manage storm water runoff in a manner that minimizes downstream impacts while complying with applicable regulatory standards.

The system has been designed in accordance to the Department of Infrastructure and Transportation standards utilizing a one in 100 year return period storm event for sizing and capacity considerations. This ensures that the system is capable of managing extreme rainfall events and provides an appropriate level of service for the development. The proposed system incorporates combination of storm water retention ponds and swale drainage ditches. These components are designed to work together to control storm control and store storm runoff generated from the site. The retention pond and associated drainage features have been sized to provide sufficient storage capacity for the design storm event. Storm water stored within the system will be dissipated through ground infiltration and evaporation. This approach reduces reliance on direct discharge to municipal systems and supports natural hydrological processes. It should be note noted that this system will result in a higher initial construction cost for the development but is the approach that represents one of the most effective and environmentally responsible solutions for storm water management. The key benefits of this approach include, reduction of peak discharge rates minimization of downstream erosion and flooding improvement of water quality through natural filtration enhanced groundwater recharge and reduced environmental impacts on surrounding ecosystems.

I'm not going to fill 5 minutes here. Do you guys have any questions?

Councillor Anne Van Donkersgoed (Chair):
You said you were in contact with with somebody about the width of the lane. Where is that up to?

Randy Mitchell (Anchor Construction Group):
We I reached out to our local MLA and also with the Uh he's not the director of housing but he's in the housing department. So they're going to go take a look and see if it's something a street that they'll upgrade or if it's something that would be on us to upgrade. But we would make it 20 ft wide to handle two-way traffic.

Councillor Anne Van Donkersgoed (Chair):
Does anyone have any questions for Randy at this point? This will be our only opportunity during the meeting to ask him questions.

Derek Nicholson:
Could you speak a little bit about the garbage bins?

Randy Mitchell (Anchor Construction Group):
Oh, yeah. Yeah, we can do that. Yeah, so I met with a neighbour um, there today. And uh, it's just kind of we were going through the plans and he wanted to see if we could relocate the garbage bins from uh, I guess that would be the southeast part of the property and move them to the southwest uh, where there's it's not as close to residences. We have no problem doing that.

And again, I think with all our projects uh, kind of spoke to Derek about this a little earlier. Um, I was under the understanding the bylaw requires a 6-ft high opaque enclosure for garbage. Um, apparently that may not be the case for residential use, but I mean we've done it on most of our projects so far so I don't think we're going to change that.

Councillor Anne Van Donkersgoed (Chair):
Thank you.

Anybody else?

Go ahead, Louie.

Lewis Lavandier:
So we don't know yet whether the Department of Highways is going to allow you to widen the lane?

Randy Mitchell (Anchor Construction Group):
That's correct. We're still waiting to hear on that.

Lewis Lavandier:
Okay. Thank you.

Councillor Anne Van Donkersgoed (Chair):
But you have two entrances to the property, correct? One from Gaul *[Road]* and one off Murphy Lane?

Randy Mitchell (Anchor Construction Group):
Correct.

They *[the Province]* have commented on the sight distances for both and they said they're adequate.

It's just a matter of widens it.

Yvette Lunn:
I had a question about like the widening of the road.

What about the traffic that's going to leave there and have to go down like Gaul Street and like to the corner?

Or is there a chance that that can be that street can be like connected to say Ricky Street to have another exit to go to the light?

I'm not sure if that's looked into or not.

Randy Mitchell (Anchor Construction Group):
That would require some road grading.

Yvette Lunn:
Yeah, anyway.

Randy Mitchell (Anchor Construction Group):
The gentleman I think at the bottom of at the bottom of this street, I think he's from BC. Yeah. Yeah. Uh, he wouldn't want us. No.

Councillor Anne Van Donkersgoed (Chair):
Any other questions for Randy?

Okay, we appreciate that Randy.

Oh, sorry. Cameron.

Cameron MacLean:
I think it's just another typo on the on the designs, but your north face and your south face are backwards.

Uh, yeah. So I went by the page. Sorry.

Randy Mitchell (Anchor Construction Group):
Uh, yeah. So I went by the page. Sorry.

Cameron MacLean:

Just an FYI—

Randy Mitchell (Anchor Construction Group):
I didn't take the compass up here. Took everything else

Councillor Anne Van Donkersgoed (Chair):
All right. Thank you.

Randy Mitchell (Anchor Construction Group):
Perfect. Thanks.

Councillor Anne Van Donkersgoed (Chair):
Can you please turn the microphone off?

Sorry—we have people talking over one another.

Let's save the conversation for later.

We're now going to move to putting the motion on the floor.

Darlene Scott (Gaul Road resident):

Sorry Can I ask a question?

I missed the deadline for being able to present, I only learn about this yesterday and the deadline was yesterday.

But I did make a submission, and I gave it to the Town today and I was wondered if it had been circulated to Planning Board and will it be taken into consideration.

Councillor Anne Van Donkersgoed (Chair):

Okay, just hold that thought.

Sorry, what's your name?

Darlene Scott:
Darlene Scott, 25 Gaul Road.

Councillor Anne Van Donkersgoed (Chair):
Give me a second here.

Danielle Herring (Deputy CAO):

Darlene, we did receive your submission there. I think it was the understanding that since it was past the deadline that you would be interested in signing up to speak at council meeting when this file goes forward to council as well as the submission.

The submission didn't come into my inbox till almost 4:00.

Yeah, but it will be circulated to council for when it goes to that council meeting in second Monday of May. And I believe you did sign up for that as well if I if I'm correct. Okay. Yes.

Darlene Scott:
Yes. What I had in my planning document here, my brief is directed at the Planning Council *[Board].* And it includes specific comments about this proposal plus some general ones that seem to have arisen as a result about what we have been learning about mixed use.

Danielle Herring (Deputy CAO):

Unfortunately, it was pass the deadline for submissions to be received, that's why it didn't.

Darlene Scott:

I would like it noted that five minutes of public engagement is insufficient for getting the issues on the table for Planning Board to recommend it to Council, a development that has serious issues that needs to be addressed.

I'm not opposed to the development.

When I heard that it's with Canadian Mental Health Association, I'm a retired social worker and I spent my life advocating for services, including wrap around services and that's what's missing here, from a physical perspective, it should have green space, etc. I wouldn't mind my five minutes in the sun.

Councillor Anne Van Donkersgoed (Chair):

Is it the will of of planning board to allow this lady to address us tonight? If we have a consensus, we can do that.

Derek Nicholson:
If she's got a presentation and it's important, I think we should hear that

Planning Board Members:
Agreed.

Councillor Anne Van Donkersgoed (Chair):
You can take your five minutes. Thank you.

Thank you.

Could you please turn the microphone on and, for the record, state your name and where you're from?

Darlene Scott (25 Gaul Road):
Thank you, Madam Chair.

My name is Darlene Scott, and I live at 25 Gaul Road.

Thank you for accommodating me at the last minute. I do realize I missed the deadline.

My intro I will summarize because I do have copies and it has been circulated.

I do believe that this proposal is very large for the site. It seems to have taken over the entirety of the site and it has made, not that I can see, no accommodations for green space, trees.

That is a site that's filled with mature trees and grass. Is there any offsetting either in this planning or in mixed use planning?

I support mixed use. I think mixed use is an excellent idea. I have a problem with the size.

Uh, the issue of the people using Gaul Road and Campbell Avenue as a bypass has been already addressed so I won't belabor it, but I think that in a larger way this needs to be addressed whenever you're looking at high density in addition to mixed use and those two are very different things, mixed use and high density.

Walkability is a huge issue, especially if seniors are going to be involved.

,Many people use our streets already which is wonderful for walking, but the safety issues need to be taken into consideration. We do not have sidewalks and we should have sidewalks that connect from Main Street along Gaul*[Road]* down Campbell to the lovely new sidewalks.

Thank you for those whoever's responsible - on Queen's Road Extension.

I do want to talk about compatibility. I don't think three stories as a height is compatible with our neighborhood.

There's nothing else that's three stories uh, except maybe the spire of the church.

On the waste management, it's not just location I think that needs to be addressed. It's actual the functionality of the waste management and I've provided pictures of two other multiple use um, buildings or facilities, whatever you call them in our neighborhood on Campbell Avenue.

It's a disgrace um, on the lower part of Campbell Avenue at the old inclusion site.

It's just a bunch of bins stuck on the side of an old driveway. They're overflowing, they're tipped over, they're not on a proper deck. There's no accommodation for blue bags or um uh cardboard collection, which as we all know, you know, some of us have sheds and porches and burns where we can keep this stuff, but in a multiple use building, that stuff is

going to go out by the garbage and it's going then it's going to look like the second property that I've provided you with of pictures and that's Lupin Place, which is um lovely new apartments, but uh their bins and blue bag area is overflowing and it's a mess, too.

They're both actually eyesores.

So, in summary, I have um recommendations, which are specific to the project and they're on pages seven and eight, but there needs to be a green space plan.

I think the number of units needs to be reviewed. I think that waste management has to be reviewed and perhaps uh if the site is ever as large as it is currently proposed, uh be enlarged and with new and different documents.

And I think there needs to be a strategy for, of course, sidewalk and lighting.

So, I think overall, what I would like to leave you with is I think that there needs to be a staged process for proposals on very large, and there're large for our neighbourhood, large um proposals such as this because uh drainage is huge on Gaul Street.

The problems with the water and you're going to be capping wells for this uh project. That needs to be addressed because we already have um flooding in the spring and the water table seems to be very high, even though we're on an elevated area.

So, there needs to be a staged process, and I think that maybe the neighborhood should be consulted a little bit more often in that process. Just coming up within a couple of weeks, 5 minutes to address it, I don't think that's enough.

So, that's it. So, thank you very much. Thank you, Madam Chair.

Councillor Anne Van Donkersgoed (Chair):
Thank you, Ms. Scott.

If you have something you'd like to leave with us, you can pass it to Yvette.

Darlene Scott:
Thank you very much.

Will I turn this off?

Councillor Anne Van Donkersgoed (Chair):
Yes, please.

7.1 – Development Application: Three-Storey Mixed-Use Development – Murphy Lane and Gaul Road

Councillor Anne Van Donkersgoed (Chair):
Okay, so I'm going to move to Item 7.1, and I'll read our summary.

The proposed application concerns the building of a three-storey mixed-use development featuring 16 one-bedroom one-bed units, eight two-bed units, and 3,000 square feet of ground floor commercial office space.

The building, together with the associated landscaping, refuge area, parking, and drainage works would be located at the corner of Murphy Lane and Gull Road in Montague.

The site is formed of three parcels subject to a separate consolidation proposal at PIDs 199232, 19887, and 199224.

The key planning issues associated with this proposal are the higher density residential development and housing need, the Official Plan policies concerning housing and commercial development, inclusive design, the Development Bylaw, and the development in the mixed-use zone.

The proposal has been found to be consistent with the policy direction for compact growth, housing diversity, and mixed-use development. The project meets all the applicable zoning requirements, including setbacks, parking, servicing, and drainage with no significant technical concerns identified.

Overall, the proposal represents a compatible and well-planned form of development that supports the town's objectives for sustainable growth.

The proposal is recommended for approval subject to permit conditions, which include 12-month permit expiry, revision service plan, drainage and erosion controls, access entrance permit, landscaping, completion of parcel consolidation, and approved plans.

And, the Planning and Development Officer therefore recommends the Planning Board recommend to Mayor and Council to approve the proposed three-story mixed-use development with 24 residential units and 300 square feet of office space at, Sorry, 3,000 square feet of office space at Murphy Lane and Gaul Road, Montague, PIDs 199232,19887, with the following conditions.

One, the permit is valid from 12 months from the date of issue.

Two, any proposed changes or revisions to the approved plans must be submitted to the Development Officer for approval.

Three, prior to construction, a construction erosion control plan must be submitted to the Development Officer for approval. The plan shall include all locations of all silt fencing, silt dams, sediment traps, and all other proposed means of erosion control marked on an appropriate plan. All approved silt control shall be implemented at the time of commencement and maintained through the construction period. The applicant shall be responsible for all remedial measures arising from construction impacts, including road cleaning when required.

The applicant is required to obtain an entrance culvert permit from the Department of Transportation, Infrastructure, and Energy.

A master servicing plan shall be provided to Montague Water and Sewer Collection and Treatment Corporation for review and approval prior to the commencement of the development.

All soft and hard landscaping shall be completed prior to the first occupant occupation of the building unless otherwise agreed by the Development Officer.

The development shall not be commenced until such time as parcels 199232, 198887, and 199224 have been issued a final consolidation approval.

The following constitutes the approved plans. The development permit application received April 10th, 2026, drawings A000, A100, A101, A102, A104, A200, A201, A300 received April 10th, 2026, and drawing C100 revised received April 14th, 2026.

Can I have a motion to put this on the floor?

Moved by Louise.

Seconded by Cameron.

Okay. Um before we start to you know, before I open up for everybody to discuss, I would like to address um one of the issues that um Ms. McBrearty brought up and that is that um the one-bedroom

And she is correct that we have been looking for multi-units.

One of the hats that I wear is as chair of the Montague Housing Authority and I have, we have, the list is just as long um on that for people looking for a one-bedroom as it is for people looking for multiple bedrooms.

And so, just wanted to uh point out that, you know, I didn't realize till I took on that role that there is such a need for a one-bedroom, you know, one-bedroom affordable units in the community.

So, um there certainly, there certainly is a need for that. And there certainly is a need for um accessible units in the community and this will add to that.

Yeah, okay. Um Lee, I wonder if you could address the lady's concern, who has the talking about the size on the uh of the property on the site and the setbacks cause I think that we're well within extra room for setbacks.

Can I put you on the spot for that, please?

Lee Kenebel (Planning & Development Officer):
Yes. Thank you, Chair.

This is a site in the mixed-use zone.

And within the mixed-use zone, you have certain parameters which you have to meet within the bylaw, the performance standards, if you will, and that's where the setbacks are listed.

What you'll notice with the mixed-use zone, as with all the other high-density zones, is those setbacks are very minimal, 3.9 ft.

The message that comes from that, is that the intention is to make the best use of these serviced sites within the urban settlement areas.

So, when you can develop right up to the edge of the property like that, that the message is clear, which is this is a high-density site. This we're anticipating high-density development. It's been planned for high-density development.

It's gone through those plan processes for that. So, it was properly zoned mixed-use. It's one of the most flexible zones we have. It allows for a wide range of uses to occur on the site, as well.

So, it's not unusual as we've seen with especially the apartment blocks is is they do make the most of the site. They are developing housing high-densities in this case. Um the the 24 units and Chair and Board, may I apologize for the error in the report. Uh the perils of original content, I'm afraid.

Occasionally, you'd make a spelling error here or there. Certainly was not meant to mislead you, and that's why you're also provided with the drawings, so you'll see exactly what's being proposed.

Now, the amount of development in that site, well, that's what we're planning for. That's why that's zoned this way. If the intention was to retain a low-density residential area, I suspect the plan makers at the time would have scripted that as a as an R1, maybe an R2.

But that was never the case. This is a serviced site. This is where we want those higher densities within the town, within the walkable areas.

So, that's why you see what you got before you is this office space on the ground floor, the residential units on the ground floor, uh an absolute ocean of parking associated with that.

Yes, and with that, Chair, comes bin and waste collection, too.

Chair, it was prompted by you quite a while ago um to make some inquiries with regarding to bin collections and bin storage and the absolute ocean of bins we have to accommodate as well with recycling and general waste.

And we were speaking at the at those times about maybe like a larger waste receptacle like a commercial collection.

And Island Waste Management, who handle all of this, said that they don't have that provision.

I managed to pull up the email in front of me. And while um one general waste and one recycling per unit is the general norm, uh sometimes those can be reduced.

Obviously, there every site on its merits and a lot of people want their bin space, if you will. There's the but the balance of that is trying to find space for those on the site. They eat up an incredible amount of space. And that's that's a difficult thing to balance all these various competing factors in.

Parking, the units themselves, delivering high densities of residential within the mixed-use zone, making the most sustainable use of that site, finding space for the bins, finding space to maneuver the vehicles.

It eats up a large site quite quickly.

And that's if we if we didn't develop those high densities, we would have the opposite effect. We would have the sprawl that people do speak out against, and I completely agree with that where there's services, where there's connectivity within the town, we need that.

So, Chair, there were - there were - loads of good points on here. I don't with the speakers I don't know if you want me to respond to them all. I certainly can cause I've been writing those notes down furiously.

But the points about this being a premature application, this being early, this being a blank slate, uh couldn't be farther from the truth.

Every time you see an application before you, there's a suite of planning conditions in there. These are the conditions of the permit.

We know what's going there. You have drawings. Those are the approved drawings.

There's very few projects that I come across where a change isn't sought.

Can we move parking to that side? Can we move the bins to the west versus the east?

A lot of that happens a lot of the time.

Now, if you think, Chair, that it's roughly a 30 odd 36 day turnaround between meetings, if someone said I need to move the bins from over here to over there, and we didn't delegate the ability to do these minor amendments, well, that's 36 days to wait to see if you can move your bins.

So, that's why we have that condition in there, and you've seen that condition time and time again to allow these minor amendments.

Does that allow me to approve another story on that building?

Well, of course it doesn't. Of course it doesn't. That's a material change to the application, so we have to bring those back to you.

So, if this site flips inside upside down, has underground car parking, and goes up to nine stories, guess what?

It'll come back here. It doesn't get done as a desktop amendment. There's controls in place for that.

Council approve these proposals because that is the process.

Some of these matters are delegated to the Development Officer.

That is the process. That's literally in the Development Bylaw. That's the process.

So, yes, when it says Council approve, they do. On the basis of some recommendations from staff and recommendations from yourself.

So, that's the process we have.

Now, moving on to our most recent speaker, who made some great points. Um open space, landscaping, the compatibility of development, um someone's been reading their Development Bylaw, and that's great to see engagement like that.

And again, this is trying to balance this high-density need, against maintaining characters of area, delivering desperately needed housing units, uh the quality of the development, the commercial spaces, economic growth.

The official plan speaks to all these things. It speaks of a wide variety of housing types. So, that's why we look at these uh very favorably sometimes because that's what this plan is asking for.

Uh maybe one day the plan will say "No one-bedrooms." Fine, then that's what the plan says, and then we would a refusal of that cause it would be in conflict with the plan.

But right now, it's asking for a wide variety of housing for all types of tenure.

So, this is a multi-unit building. I know, Chair, I had a call of fear of this being a group home or, you know, all of these things occurring.

There's a there's a lot of horror stories that circulate quite quickly.

I have confirmation from the future owners, if you will, that that's not the case.

So, we have that in writing, too, cause that's a question I asked before you saw this application, before I started drafting.

What are these What's the nature of these units? What are they for? This is This is a little bit unusual. We got a lot of accessible units here, and that's great to see because I don't see a lot of that in proposals.

So, there's a real sort of corner of housing need that's being catered for really really well here, Chair. And that's why we're advocating this proposal.

And again, finding that balance means that maybe you don't get the parkland landscapes that we all envision we'd like from a development.

Now, we might get those in a lower-density area, but when we're looking at the high-density areas, uh there's a reason they're high-density areas.

They're not high-density parkland areas. They're high-density housing. They're high-density commercial.

They're making the best use of those sites because we don't have a lot of serviced sites available to develop.

So, when one like this comes along, yes, it is subject to a consolidation application. We have had that condition before you as well, and that hasn't been a problem. That means that this proposal cannot go ahead until that is done. It's a conditional requirement.

So, once we can get to the point where we go through these processes, and we deal with the consolidation processes, then there's a viable development before us.

So, Chair, I think I covered most of it. And as for the highway things, yes, very aware. It's smaller roads. It's a smaller road network over its time.

Do you get to destroy the road? No.

No permit gives you the right to do that.

You break the road, you're liable for it.

The DTI are involved. There's an entranceway permitting condition here.

We are one small step of a much larger consenting process.

The DTI will be involved.

Provincial building officials will be involved.

The town is where this all starts. It's written into the building regulations. It has to start with us.

So, it's got to start somewhere, and a lot of things have to happen in all at once.

If we had the luxury of time, a development like this might take years to come through. And I appreciate that that's not the case.

So, we start a process. We do conditional requirements. Other things have to have to occur around what we're doing today, and clearly they are.

Just on the final matter of capacities of water and waste and the utility, we reach out to the utility at the earliest stage and say, "Is this achievable? Is this serviceable?"

We do that for all the large developments like this where they're connecting to the town.

It's why you see that master utility plan condition because you don't quite see where the plumbing's going at this stage.

Those designs come later. So, when they come later, then they come into a master servicing plan.

That's given to our utility operators to review, so they can say, "Yes, we can do that connection there." Or "No, we cannot."

Again, it's a conditional requirement. It's not ready at this point, but they, too, have been involved with this site quite early.

So, if they are happy, I am happy. Thank you, Chair.

Councillor Anne Van Donkersgoed (Chair):
Ok, thank you.

All right, questions from the Board?

Yvette Lunn:
I just have one question.

With regard to the road, I didn't see a condition requiring that the road be widened as part of this development.

Is that included?

I thought I had read something about it earlier in the development plan.

Lee Kenebel (Planning & Development Officer):
No, it isn't a condition requiring the road to be widened.

Because that will come down to DTI's involvement at the DTI culvert permitting stages.

If they deem and it's a necessary requirement to occur, then that's when we're going to have to re-look at what's being asked.

Does that affect the proposal that you see before you today?

Maybe it does.

Does it materially affect it that it comes back before planning board?

Maybe. Maybe, but we don't we don't know that yet.

That's that's why some of this work has to come at certain stages.

It's common for DTI to be involved post this process, which is why you will see the DTI culvert and access way and entranceway permit um condition on there because they tend to deal with these things after. It's very very difficult to get that involvement early.

They'll ask, "Where's your development permit?"

So, hence, we are the start of this journey for a lot of applicants.

Councillor Anne Van Donkersgoed (Chair):
Okay. Good

All right, Cameron.

Cameron MacLean:
According to the diagram, it look- I don't know whether it says Murphy Lane 9.14 m wide.

Is that the current lane width or is that the property line width that's shown on the diagram?

Cause it looks to be considerably wider than what the actual lane is according to the diagram.

Patrick Donahoe (Planning Technician):
That's the width of the property line, but Murphy's Lane is 2.5m wide

Cameron MacLean:
It says 9.14 metres.

Randy Mitchell (Anchor Construction Group):
Yes.

I only measured the asphalt portion.

Sorry—that was Dave and me measuring it.

Councillor Anne Van Donkersgoed (Chair):
Lee, would you like to answer that?

Lee Kenebel (Planning & Development Officer):
Thank you, Chair.

Cameron, I think you're referring to the asphalt versus the right-of-way elements.

So, yeah, the the right-of-ways I a regular right-of-way of nowadays standard is obviously 66 ft. We throw that number around quite a lot, but the the asphalt portion of that right-of-way is never 66 ft wide.

It's a much smaller portion than that. So, yeah, the lane itself is showing that it's only small.

That it's the nature of the drawing that you're seeing, I think.

I hope that answers your question.

Cameron MacLean:
So, the physical right-of-way though is it's not 66 it's not going to be 66-ft right-of-way for that main lane that lane anyway. From Godfathered in or whatever.

Lee Kenebel (Planning & Development Officer):
It's, I'm not sure I'd use the that that term for it.

It's the existing lane and if it's the existing lane width, it is a narrower lane, and if DTI are looking to have that widened, then those talks are clearly already occurring.

But if - that's if it's deemed necessary at the end of the day.

So, it may be that the development goes ahead with what we see.

If the development needs a wider lane constructed, obviously it's going to be that that cost will be borne elsewhere, and it may be that those amendments are brought back again, as I said, if it affects the development and the layout.

Councillor Anne Van Donkersgoed (Chair):
Derek.

Derek Nicholson:
Landscaping buffer zones and screens are well documented in the bylaws, but they don't really say very much in mixed use other than in the Town of Three Rivers landscaping it says find this combination of trees, shrubs, flowers, grasses, horticultural elements, paving uh enhanced to develop the property and could be part of the development agreement.

I'm a big believer that if we do any development in Three Rivers, we've got to provide some sort of landscaping.

You know, if we plant a tree, you know, down the road, it will help enhance what we've done.

If we don't do anything, it's hard to get the developer to come back to do that. And I am glad that in the agreement it does mention, you know, all soft and hard landscaping shall be completed prior to the first occupancy of the building.

The other thing that I was glad to hear about were the uh waste bins that we have in Three Rivers.

I think the wheels on them I think these things move around at night.

And some developers uh actually do a real good job. They build the uh waste compartments to be 1.8 m high in areas where they're not legislated to be done.

Because in the bylaws they're only for our industrial areas where the garbage can fences have to be 1.8 m, but we don't really say what it is in the residential.

But we give the Planning Development Officer discretion to say, "This is what fits."

So, I'm glad that the developer has suggested that the waste bins can be moved to the back of the uh parking lot. And I think with some screening and I have seen some of the

screening that they use, and it makes it nice and neat and tidy because there are some streets when you drive by it's like it's bizarre that you know, we don't go after the developers to say like, "What are you doing here? Where's your Where's your containment?"

So, I think that needs to be, you know, looked at as well.

The roadway Murphy Lane, which I was down at twice and took my measuring tape out and measured the width and had a real good look at it with with a neighbor that came across the road to have a chat.

It would be my opinion or wish that in the agreement development agreement with this application

That it would be included in it that laneway be enlarged for two vehicle traffic. Because there's no way you can get vehicles in and out and respect the neighbor right across from that road where this entranceway is going to be with single lane traffic.

It has to be two lane.

And I think that needs to be uh as part of the condition of this development moving forward.

It's our responsibility to make sure that happens, and we don't need to be kicking the ball down the road to somebody else, and it should be two lane traffic on Murphy's Lane.

Councillor Anne Van Donkersgoed (Chair):
Okay, Lee?

Lewis Lavendier:
So, if we were to do that, we would have to wait until Highways gave us the go-ahead that they were going to widen that road before we make a suggestion to council to approve it.

Councillor Anne Van Donkersgoed (Chair):

My understanding of the process is that, Highways doesn't get involved until there's a development permit, and then they're seeking - the developer is seeking approval.

So, it's a step along the way. Am I correct?

Lee Kenebel (Planning & Development Officer):
Chair, you are correct. That is how it works.

Uh we sometimes, tee up,especially when it comes to site distances for brand new subdivisions, things like that, we will we will tee up DTI and say, "Can you go have a look at this?"

Their permitting side of things doesn't occur at that stage.

They come later after those consents are granted.

DTI are in this process conditionally.

So, I would suggest that the appropriate authority to decide on if a lane needs widening is them.

They are the experts.

They are the subject matter experts on that.

So, I understand, Derek, exactly what you're saying. I too have gone down that site many times, as we do with these.

Encountering traffic, not encountering traffic.

Now, it may be a relatively short length to the southern car park.

It's not uh it's not a blind spot. It's not on a bend. It's very visible and open, and you've got clear sight lines all the way down to see approaching traffic and whatnot.

So, from a safety perspective on an initial run-through, I would have no concerns over these arrangements.

DTI may feel differently at the time that DTI get involved with it.

Now, if we were to say, "Well, let's not make a decision today," then we start that process of delay.

What if - and it's a what if - cause we don't know what DTI will say.

When they start to look at this in detail.

Councillor Anne Van Donkersgoed (Chair):
Excuse me for a second.

Could we leave the conversations until later, please, so it’s not distracting for the Board?

Thank you.

Go ahead.

Lee Kenebel (Planning & Development Officer):
I'm sure we've all got our opinion on the nature of traffic. We all drive cars. We all we all have a feel for how the roads work.

But when it comes to does it need it or doesn't it, I will always favor the subject matter expert. In this case, it's DTI.

They will advise.

So, if we keep processing this application now and they say, "Actually, you know what? We've looked at it. We've looked at the 10-year. We've looked at the car parking. We've looked at who's going in here. We don't have an issue with this." They may say.

And we've not made a decision on that, then we've delayed this proposal from coming forward from going to Council, Chair.

So, they may say that there is changes required.

But that doesn't preclude making a decision on what you see before you tonight. Because it is a conditional comment.

They're going to get involved. They have no choice.

The applicant has to go to them to get permission to access those roads with the development as we see it tonight.

If they say no, this permit does not override that no.

That this doesn't take the place of their authority over who gets to access their roads.

It's as simple as that.

So, they also don't like to get involved until later. Uh again, it's a juggling, it's a balance, and there's a control in there through the condition.

And if the applicant has to come back to us, then they will have to come back to us. And there's no ifs, ands, or buts to that.

If DTI say no, it's a no.

Well, that's a discussion for the applicant to now have with DTI.

We're not that authority to issue the culvert permits, the access way permits, the entrance permit, however you want to describe them.

The consent to access the public road is firmly under their authority.

Councillor Anne Van Donkersgoed (Chair):

Does that satisfy you?

Lewis Lavendier:
Yes.

Thank you, Lee.

We can't delay all the developments until we get everything fixed up the way we think it should be, or we'd never get anything done.

So, I appreciate the explanation, Lee.

Thanks.

Deputy Mayor Cody Jenkins:
Just a couple questions cause I'm not a subject matter expert on all this.

So I just want to ask a few questions you're probably going to ask before, and just to clarify some things.

So, like we are approving development Well, we're recommending approval of development permit to Council.

And then like we have certain conditions. Development permit shall not commence until the lots are consolidated. So, we don't and then it's 12 months.

So, we don't actually issue the development permits.

It could be three or four months down the road before he actually gets issued or they actually get issued the development permit.

Cause the consolidation, they have to get their like the culvert one from the Department of Transportation Infrastructure.

And then like another one, what is our checks and balances for the hard landscaping?

Like they are going to reach back out to us and say, "Hey, we're now at this point." And we, cause we don't actually issue an occupancy permit, right?

So, what is our check and balance to enforce that part of it, I guess?

Just for my understanding.

Lee Kenebel (Planning & Development Officer):
Thank you, Chair.

Again, good questions tonight.

So, the permit isn't live until those conditions are discharged. They have to do these things.

There's if you find yourself with an apartment building with none of the conditions discharged, that apartment building does not have a permit, period.

It becomes an enforcement matter.

The implementation of matters such as the hard and soft landscaping.

We as a planning team are out and about all the time checking up on development.

We go to sites before we issue permits for them.

We go to sites after we issue.

And we see what's happening. We make sure that what's been proposed is what's being built.

That's why we list the drawings.

Because that's what you're getting a permit for.

And there's a compliance element to that.

So, we don't knock on doors. We work subtly in the shadows, if you will.

We check up on big sites, uh especially high-profile sites.

And this it would be a high-profile site. It's a significant development.

Apartments always are. They attract a lot of interest.

And as we know from previous apartments, uh sometimes they go wrong.

But it's those compliance checks and those enforcement processes that deal with that.

You'll recall stop notices being issued on an apartment that was too high.

That is part of that process. That's that check and balance, I think, that you're looking for, and it's exercised.

Deputy Mayor Cody Jenkins:

Thank you.

Councillor Anne Van Donkersgoed (Chair):
Can I have a clarification on what stage the consolidation, lot consolidation is up, since that was part of Cody's question?

Lee Kenebel (Planning & Development Officer):
We have that application in, and it will be done at some point when we can fit it in.

But it's probably going to be prior to council's meeting.

But it's just a matter of it being done shortly, Chair.

It's one of many applications we've got right now.

Councillor Anne Van Donkersgoed (Chair):
Okay.

Cody, are you satisfied?

Deputy Mayor Cody Jenkins:
Yes.

Councillor Anne Van Donkersgoed (Chair):
Does anyone have anything further to discuss before we vote?

Cameron?

Cameron MacLean:
No.

Councillor Anne Van Donkersgoed (Chair):

Derek?

Derek Nicholson:
No.

Councillor Anne Van Donkersgoed (Chair):

Louis?

Lewis Lavendier:

[Shakes head no.]

Councillor Anne Van Donkersgoed (Chair):

Yvette?

Yvette Lunn:

No.

Councillor Anne Van Donkersgoed (Chair):
Okay.

So, you have the motion before you.

All those in favour of moving this ahead to Council?

Board Members:
Aye.

Councillor Anne Van Donkersgoed (Chair):
Okay. Thank you very much.

Just before we adjourn the meeting, I'd like to just address one of the other things that was brought up, and that was the concern about you know, the garbage and some of the state of the garbage bins around buildings.

And I will say that um I think if we see that, it's you know, it's on each of us to call and report that and have the Bylaw Officer go out.

I was involved in something recently where somebody was you know, made a complaint, and then you know, they called me about it and said, "Hey." And I've said, "No. Like your garbage isn't where it's supposed to be, and something needs to be done."

And that particular site has been cleaned up.

But I think it's on all of us as citizens to keep an eye on our town, and if we have a concern, to bring it forward and bring it for the bylaw officer.

Danielle Herring (Deputy CAO)

Call the office.

Councillor Anne Van Donkersgoed (Chair):

Yes. Call the office here, and bring it to the Bylaw Officer.

Because there's no excuse for people not being able to you know, sort their garbage and deal with their garbage.

We're all intelligent people here, and we can figure out the system.

And so, if there's a problem, it needs to be it should be addressed.

Town of Three Rivers

Meeting Minutes

Regular Council Meeting May 11, 2026 - 06:00 PM

Members Present	Mayor Debbie Johnston, Councillor John MacFarlane, Councillor Anne Van Donkersgoed, Councillor Cindy MacLean, Deputy Mayor Cody Jenkins, Councillor Martina MacDonald, Councillor Alan Munro, Councillor Wayne Spin
Staff Present	CAO John Jamieson, Deputy CAO Danielle Herring, Manager of Finance Dawn Arsenault, Manager of Community Services Dorothy MacDonald, Clerk of Council Andrea MacDonald, Development Officer Lee Kenebel
Absent	
Others Present	20 Public, 1 Media

1 Call to Order / Land Acknowledgement

Mayor Johnston called the meeting to order at 6:00pm

In the spirit of Reconciliation, we acknowledge that the land upon which we gather is unceded Mi'kmaq territory. Epekwitk (Prince Edward Island), Mi'kma'ki, is covered by the historic Treaties of Peace and Friendship.

We pay our respects to the Indigenous Mi'kmaq People who have occupied this Island for over 12,000 years; past, present and future.

2 Approval of Agenda

Resolution No: 2026-068

Moved By: Councillor Van Donkersgoed
Seconded By: Councillor Spin

Prior to the agenda being approved by Council, Mayor Johnston delievered a speech regarding recent allegations and misinformation which has been circulating on social media.

THAT the agenda be approved as presented.

CARRIED UNANIMOUSLY

3 Disclosure of Conflict of Interest

There were none.

4 Adoption of Minutes

4.1 Adoption of the April 13th, 2026, Regular Council Meeting Minutes

Resolution No: 2026-069
Moved By: Councillor Van Donkersgoed
Seconded By: Councillor MacLean

THAT the minutes of the April 13th, 2026, Regular Council Meeting be adopted as written.

CARRIED UNANIMOUSLY

4.2 Adoption of the April 27th, 2026, Special Council Meeting Minutes

Resolution No: 2026-070
Moved By: Deputy Mayor Jenkins
Seconded By: Councillor Spin

THAT the minutes of the April 27th, 2026, Special Council Meeting be adopted as written.

CARRIED UNANIMOUSLY

4.3 Adoption of the April 29th, 2026, Special Council Meeting Minutes

Resolution No: 2026-071
Moved By: Deputy Mayor Jenkins
Seconded By: Councillor MacDonald

THAT the minutes of the April 29th, 2026, Special Council Meeting be adopted as written.

CARRIED UNANIMOUSLY

5 RCMP Report

Report presented by Sgt. Adam Robar

6 Presentations and Delegations

Council values your input. Registered speakers are allotted five (5) minutes to

present their views. During the presentation, Council members will not engage in dialogue or debate but may ask questions afterward. To ensure a productive and respectful discussion, speakers are encouraged to maintain a professional tone, avoid personal attacks, and focus on matters within the jurisdiction of the municipal government. While a speaker is presenting, all others in attendance must remain quiet and seated to allow the speaker to be heard clearly.

Darlene Scott, Gaul Road, Montague

- Ms. Scott discussed her recent presentation to the planning board regarding item 7.4.1.
- Ms. Scott proposed to council a number of items to consider, prior to approving this development application.

Janice MacBeth, Victoria Cross

- Ms. MacBeth brought forth her concerns regarding prior presentations she has made to Council.

Meredith Mitchell (Exe Director at Canadian Mental Health Association - CMHA)
Randy Mitchell (Anchor Construction)

- Mrs. Mitchell discussed CMHA and the services that they provide to communities and cities like Three Rivers.
- Mrs. Mitchell discussed the plans for the development application on Gaul Rd. in detail.
- Mr. Mitchell supported with answering any questions Council had regarding the project.

Haley Zavo, Georgetown PE (Executive Director for Meals on Wheels PEI Inc)

- Ms. Zavo came before Council to discuss her interested in leasing the Cardigan Train Station for Meals on Wheels PEI Inc.
- Ms. Zavo discussed in detail the services Meals on Wheels PEI provides Three Rivers residents today and the importance of needing to secure this new location in Cardigan PE.

Derek Nicholson (representing Shelter Box International)

- Mr. Nicholson presented to Council Shelter Box International.
- Shelter Box International works with disaster affected communications across the world, helping people re-build their lives.
- Mr. Nicholson discussed the importance of this organization for communities like Three Rivers.

7 Reports

7.1 Mayor's Report

Report presented by Mayor Johnston.

7.2 CAO Report

Report presented by CAO John Jamieson.

7.3 Development Permit Report

Report as written.

7.4 Planning Board Report

7.4.1 Development Application 60.26.DEP - Gaul Road and Murphy Lane, PID 199224, 199232, 198887 - Proposed 3 storey mixed use building with 24 residential units and 3000sq.ft of office space

Resolution No: 2026-072
Moved By: Councillor MacFarlane
Seconded By: Deputy Mayor Jenkins

BE IT RESOLVED THAT the proposed 3 storey mixed use development with 24 residential units and 3000sq.ft of office space at Murphy Lane and Gaul Road, Montague PID's 199232, 198887 & 199224 be approved with the following conditions:

1. This permit is valid for 12 Months from the date of issue.

2. Any proposed changes or revisions to the approved plans must be submitted to
the Development Officer for approval.

3. Prior to construction a construction erosion control plan shall be submitted to the Development Officer for approval. The plan shall include all locations of all silt fencing, silt dams, sediment traps and all other proposed means of erosion controls marked on an appropriate plan. All approved silt controls shall be implemented at the time of commencement and maintained throughout the construction period. The applicant shall be responsible for all remedial measures arising from construction impacts, including road cleaning, when required.

4. The applicant is required to obtain an entrance (culvert) permit from the Department of Transportation, Infrastructure and Energy.

5. A master servicing plan shall be provided to the Montague Water & Sewer Collection and Treatment Corporation for review and approval, prior to the commencement of development.

6. All soft and hard landscaping shall be completed prior to first occupation of the building, unless otherwise agreed by the development officer.

7. The development shall not be commenced until such time as parcels 199232, 198887 & 199224 and been issued a final consolidation approval.

8. The following constitutes the approved plans:
• Development permit application form received April 10, 2026
• Drawings A000, A100, A101, A102, A104, A200, A201, A300 received April 10, 2026
• Drawing C100 (revised) received April 14, 2026

DEFEATED

7.4.1.1 **Motion to amend 7.4.1 Development Application 60.26.DEP - Gaul Road and Murphy Lane, PID 199224, 199232, 198887 - Proposed 3 storey mixed use building with 24 residential units and 3000sq.ft of office space**
Resolution No: 2026-073
Moved By: Councillor Munro
Seconded By: Councillor Spin

BE IT RESOLVED THAT the proposed 3 storey mixed use development with 24 residential units and 3000sq.ft of office space at Murphy Lane and Gaul Road, Montague PID's 199232, 198887 & 199224 with the following conditions below**be moved forward to the next Regular Council Meeting, June 8th, 2026, during which time Staff will reach out to the Province to request an updated copy of the Three Rivers traffic study, before the next Regular Council Meeting.**

1. This permit is valid for 12 Months from the date of issue.

2. Any proposed changes or revisions to the approved plans must be submitted to
the Development Officer for approval.

3. Prior to construction a construction erosion control plan shall be submitted to the Development Officer for approval. The plan shall include all locations of all silt fencing, silt dams, sediment traps and all other proposed means of erosion controls marked on an appropriate plan. All approved silt controls shall be implemented at the time of commencement and maintained throughout the construction period. The applicant shall be responsible for all remedial measures arising from construction impacts, including road cleaning, when required.

4. The applicant is required to obtain an entrance (culvert) permit from the Department of Transportation, Infrastructure and Energy.

5. A master servicing plan shall be provided to the Montague Water & Sewer Collection and Treatment Corporation for review and approval, prior to the commencement of development.

6. All soft and hard landscaping shall be completed prior to first occupation of the building, unless otherwise agreed by the development officer.

7. The development shall not be commenced until such time as parcels 199232, 198887 & 199224 and been issued a final consolidation approval.

8. The following constitutes the approved plans:
- Development permit application form received April 10, 2026
- Drawings A000, A100, A101, A102, A104, A200, A201, A300 received April 10, 2026
- Drawing C100 (revised) received April 14, 2026

CARRIED UNANIMOUSLY

7.5 Financial Report

Report presented by Finance Manager, Dawn Arsenault.

8 Requests for Decision from Committee of Council Meeting

8.1 RFD 26-19 - Montague Streetscape Lighting Phase 2
Resolution No: 2026-074
Moved By: Councillor MacFarlane
Seconded By: Councillor MacDonald

BE IT RESOLVED THAT Hansens be awarded the lighting contract for eighteen (18) new street light fixtures on Main Street in Montague, in the amount of $156,442.00 plus HST ($179,908.30). The amount will be sourced from the Canada Community Building Fund.

CARRIED UNANIMOUSLY

8.2 RFD 26-20 - Engineering Services John Beer Sidewalks
Resolution No: 2026-075
Moved By: Councillor Munro
Seconded By: Councillor Van Donkersgoed

BE IT RESOLVED THAT Coles be awarded the contract for Engineering services for John Beer Drive sidewalk project, in the amount of $33,128.00 plus HST ($38,097.20). Funding will be sourced from CCBF, 12.5.7 Sidewalk Expansion project.

CARRIED UNANIMOUSLY

8.3 **RFD 26-21 - Mascot Design - Rivv**
Resolution No: 2026-076
Moved By: Councillor Spin
Seconded By: Councillor MacDonald

BE IT RESOLVED THATthe Town of Three Rives proceed with the Mascot design from Maydwell Mascots in the amount of $8300.00 plus HST, shipping and handling ($10,177.50). Funding to be sourced from Operating expenses.

CARRIED UNANIMOUSLY

8.4 **RFD 26-25 - Cardigan Train Station Lease**
Resolution No: 2026-077
Moved By: Councillor Spin
Seconded By: Councillor MacDonald

BE IT RESOLVED THATthe Town of Three Rivers agrees to enter into a three-year lease arrangement with Meals on Wheels P.E.I. Inc. for the Cardigan Train Station.

CARRIED UNANIMOUSLY

9 **Closed Session per MGA Section 119(1)(d)**
Moved By: Councillor MacFarlane
Seconded By: Deputy Mayor Jenkins

BE IT RESOLVED that the meeting be closed per MGA Section 119(1)(d).

The meeting was closed at 7:35pm

CARRIED UNANIMOUSLY

9.1 **Re-Open Session**
Moved By: Deputy Mayor Jenkins
Seconded By: Councillor MacFarlane

THAT the meeting be re-opened.

The meeting was re-opened at 7:59pm

CARRIED UNANIMOUSLY

10 **Adjournment**
Moved By: Councillor Munro
Seconded By: Deputy Mayor Jenkins

THAT the meeting be adjourned.

The meeting was adjourned at 8:00pm

CARRIED UNANIMOUSLY

John Jamieson
CAO

Debbie Johnston
Mayor

Town of Three Rivers
Regular Council Meeting
May 11, 2026 – 6:00 p.m.

Council Members Present

- Mayor Debbie Johnston (Chair)
- Deputy Mayor Cody Jenkins
- Councillor John MacFarlane
- Councillor Anne Van Donkersgoed
- Councillor Cindy MacLean
- Councillor Martina MacDonald
- Councillor Alan Munro
- Councillor Wayne Spin

Staff Present

- John Jamieson, CAO
- Danielle Herring, Deputy CAO
- Dawn Arsenault, Manager of Finance
- Dorothy MacDonald, Manager of Community Services
- Andrea MacDonald, Clerk of Council
- Lee Kenebel, Development Officer

Speakers from Members of Public:

- Darlene Scott (Gaul Road, Montague),
- Janice MacBeth, (Victoria Cross),
- Meredith Mitchell (Executive Director at Canadian Mental Health Association - CMHA),
- Randy Mitchell (Anchor Construction), Haley Zavo (Georgetown PE - Executive Director for Meals on Wheels PEI Inc),

Agenda Item 6 – Presentations and Delegations

Mayor Debbie Johnston:
Okay. Um, number six, uh we move on to number six is the time for meeting for presentations and delegations.

And tonight we have uh six speakers. Just get my, sorry, my computer went to sleep here.

Yeah. Okay.

Uh, so council values your input, and registered speakers are allotted at five minutes. Tonight, we'd like you to keep it to the five minutes because we do have a full 30 minutes, supposedly, of speakers.

During the presentation, council members will not engage in dialogue or debate, but may ask questions afterwards.

To ensure a productive and respectful discussion, speakers are encouraged to maintain a professional tone, avoid personal attacks, and focus on matters within the jurisdiction of the municipality.

While the speaker is presenting, all others in attendance must remain quiet and seated to allow the speaker to be heard clearly.

Okay. First on our list is Darlene Scott.

If Darlene would like to come to the podium.

Mayor Debbie Johnston:
Uh, okay, you're on. If you can just tell us your name and uh where you live for our records, as we do record these sessions.

Darlene Scott:
Yes. Thank you very much.

My name is Darlene Scott. I live at 25 Gaul Road. I've lived there since July 2022.

I'll keep my remarks very brief because I've already given them to the Planning Board, because I'm here to speak to you tonight about the Gaul Road/Murphy Lane proposal that is in front of you for approval tonight.

And even though I have had a number of concerns, I don't necessarily see them reflected in anything that has come since to your council. It looks to me to be an almost identical document, pretty much with the dates changed and a couple of typos fixed.

So I do really appreciate the time, and I have um copies of a more fuller document that I would like to leave, if that's possible.

Uh, but I do understand that you'll be voting on this proposal tonight.

And I did have a couple of questions, but I'll withhold them because I understand that we're not going to engage in questions.

So, first I'd like to make a quick summary, because in short, I want the council to understand that um I'm not opposed to residential buildings.

I've served on the Board of Directors of the Canadian Mental Health Association in another province. I have considerable respect for the organization, for its aims and objectives, and its fight for affordable housing.

So please understand that that's why I stand in front of you.

My take on this, however, is that the design is simply too big for the site.

It's less than an acre—0.84 of an acre.

I don't think there's a realistic waste management and litter management proposal in place in the development.

I don't think that the asphalt load in our existing neighbourhood, which is really taking a beating, has been taken into consideration.

Walkability is reasonably high in our neighbourhood. We're a great neighbourhood. We all like each other. Lots of walking, lots of scooters, lots of uh bicycles, but we don't have any sidewalks.

I don't, in the development proposal, see a firm cap on the height for the building.

And as I've already said, I think it's too big and needs to be looked at.

So, I have specific recommendations about the proposal.I think that council should require a green space plan for this site despite the fact that it's in mixed use and it's going to be high density.

I mean, that is a lot filled with beautiful trees, and I don't see a plan to save even one of them.

I think the units, the number of units and spaces, really needs to be considered. I understand high density. I understand mixed use. So certainly don't consider them to be the same thing.

But I think the developer should be asked to downsize to fit the lot. Again, 0.84 of an acre.

I have one house on a comparable size piece of land two doors down.

I think approval should be withheld until the waste management issues that I've raised before are dealt with.

And I speak from uh experience here.There are lots of places in our town where there is insufficient outside storage for recyclables, cardboard, things like that.

And we do, if there are problems with cleanup, we do call.

And I'd like to thank Wayne Spin for cleaning up a property that I called him about.

Thank you for that, Councillor Spin.

But just sticking 48 bins on some asphalt behind a building isn't sufficient without inside storage.

And I don't see very much in the plan.There's going to be lots of it outside, so that needs to be looked after.

I think approval should be withheld until there's a strategy for night lighting at both Gaul Road and Murphy Lane.

I think sidewalks should be required on Gaul Road and Campbell Avenue, hopefully to connect with the new sidewalks, which are beautiful, by the way, on Queens Road.

Thanks for those.

So those are my specific recommendations, but I have some general ones.I'll run through them very quickly.

I think Council should take it upon itself, if there is going to be a high-use, mixed-density proponent in our neighbourhood, that we should have been told about that directly because we're having trouble getting onto the speakers list because things to us are coming up fast.

Maybe they've been in your system for months, but not in ours.

We weren't aware of this.

I wasn't aware of it until uh the 22nd of April.

I think that, um, if you're going to generally be approving mixed use and high density, we should take a really good look at some of the buildings and sites in our town that need a facelift.

I made uh reference to two of them and provided photographs in my brief.

But I don't know whether this town has inspectors that go out and tell people to clean up their property, but there's lots of them, including large mixed-use and residential facilities that need a facelift.I can give you a list if you want it.

I think that um visual attraction is really, really important as we move forward on. And again, I'm in the general area of my recommendations here, and I'm just going to wrap up.

In a mixed-use zone, I think somebody needs to look at buffering.

Two to three feet and plunking that down into the middle of a residential neighbourhood. I don't know. That's got to be looked at.

Two to three feet is not very far. Like, there's no sidewalks. The road's already torn up. It's just going to get worse. It's certainly not going to get any better.

I think that um asphalt and curb both have to be taken into consideration before any high-density or mixed-use goes in place.

And I think that you should consider, if mixed use doesn't have a green space requirement, that that should be looked at too.

So those are my comments.

Thank you very much for listening.

It's I love living in Montague, and it's wonderful to be able to come and speak to you.

Thank you very much for the opportunity.

So, I can leave my questions till later.

Mayor Debbie Johnston:
Thank you, Darlene.

Does council have any questions for Darlene?

Do you have something you want to leave with us?

Darlene Scott:
Oh, no. I just had a question about uh, oh, yes. I have the document, the larger one that I gave to the Planning Board and my summary comments tonight.

My questions were about landscaping and the elevator.

Mayor Debbie Johnston:
Pardon?

Okay.

Do you have it?

Okay. Wonderful.

Darlene Scott:
So, I'll leave the questions till later.

Mayor Debbie Johnston:
Yeah. Um, well, you have a list of questions.

Darlene Scott:
Just two.

I'm wondering if the elevator that I seem to see in the plans is meant to service all three floors or only two floors.

I can't grasp that.

There will be an elevator, right?

Randy Mitchell:

Yes.

Darlene Scott:
Okay.

You're Randy, right?

Will it serve all three floor?

Randy Mitchell:
All three.

Darlene Scott:
Okay. Thank you very much.

And the total landscaping, landscaping is actually mentioned in this proposal two or three times.

I don't know what's going to be landscaped except for a pond.

Is that the total landscaping that's associated with this proposal?

Mayor Debbie Johnston:
Yeah. Go ahead, Lee.

Darlene Scott:
That is it?

Okay.

Mayor Debbie Johnston:
No, Lee. Lee's going to answer that.

Lee Kenebel (Development Officer):
Thank you, Your Worship.

It's a mix of both.

There's a lot of hardscaping because of the parking lot requirements.

There's quite a hefty parking delivery required, so that does eat into those green spaces that you describe.

The Official Plan looks to achieving better landscapes, but we have to balance the housing delivery against that.

So you're going to have areas of hardscaping on this site.

You're going to have fencing on this site.

You're going to have the majority of the outside areas set over for car parking.

And the remaining will be sort of the functional areas of the drainage scheme, which will lead into the on-site pond.

Darlene Scott:
So there will be no lawn, and I'm assuming no trees.

Every mature tree on that lot is going to be taken down.

Not even the ones on the front are going to be saved.

Lee Kenebel (Development Officer):
It's not a requirement to save the trees, unfortunately, because of the way the zoning works on that particular. Um, slightly different on the Montague bylaw, Your Worship, where there was a community space requirement.

Uh, that's one of the more dramatic changes we've seen with the new mixed-use zone.

When it was R3, there were outdoor amenity requirements with multi-unit buildings.

Uh, but we don't have that within the multi-unit requirements now.

That was lost in that plan-making process.

Darlene Scott:
Thank you very much.

Mayor Debbie Johnston:
Okay. Thanks.

Darlene Scott:
Thank you.

Mayor Debbie Johnston:
Okay.

Um, next we have next...

I'm sorry.

Uh, go ahead, John.

Councillor John MacFarlane:
Thank you, Your Worship.

Is there not trees or shrubbery on the south side of the development in the colour sheet on page six there?

I believe those...Where is it?

The picture of the building and the parking lot.

There's trees or shrubbery on the south side, as there are a row of trees and shrubbery, or at least trees.

Looks like big trees and small trees.

Randy Mitchell:
[Audio not clear].

Councillor John MacFarlane:
Okay.

Yeah.

Thank you.

Mayor Debbie Johnston:
Okay.

Anybody else?

Okay, next on our agenda we have Janice MacBeth, and her topic is planning documents.

I believe you're already on there, Janice.

Janice MacBeth:
Okay.

Good evening, everyone.

My name is Janice MacBeth. I'm from Victoria Cross.

I'm going to address two different planning documents tonight.

Firstly, I want to address a previous meeting that was held November 27, 2025.

Uh, I spoke at that Planning Board meeting, and I referenced pages 42 and 46 from the Official Plan, and pages 37, 51, and 52 from the Town's 2023 bylaw.

The next town meeting, on December 11, the Planning Chair mistakenly said that I was reading from, at the November 27 meeting, an old outdated document.

I did not.

After I spoke, I provided a page from the old Brudenell Official Plan to the Chair only to show, the historical evolution of the wording of institutional zoning and permitted uses.

It was also misstated at the December 11 meeting that I repeated several times that I asked the town to follow the bylaw.

I did not.

Rather, I asked the town to collaborate with a registered planner to get our Official Plan and bylaws in line with other jurisdictions.

The videos are on YouTube.

This is a fact.

I have emailed the town three times since the first week of January to have this corrected with no actionable response.

I would kindly request tonight that my statement refuting this misstatement is added to the town meeting minutes so there is no more confusion with the press.

My second planning document tonight I'd like to speak about is the one that we're referring to tonight, our Official Plan and bylaw.

And since the last Planning Board meeting, questions have arisen from the application that was presented at the Planning Board meeting regarding the Gaul Road and Murphy Lane building.

At the Planning Board meeting, it was confirmed that there were 16 one-bedroom units and eight two-bedroom units.

However, since that meeting, one astute resident of Gaul Street pointed out that six of these units in the building do not have any bedrooms.

These six no-bedroom units were not indicated in the permit as presented for a decision to be made at Planning Board.

This has made people question the use of the building.

The present Official Plan and bylaw do not permit transitional housing in the uses list on page 46 of the bylaw.

The zone uses list is what determines what can go in the zone.

If this is a transitional housing-type building, I would respectfully comment that this permit would also need to have a rezoning application submitted, as we are seeing in Charlottetown, with City Council requiring public consultation for a proposed 11-unit transitional housing project on Hillsborough Street beside the Polyclinic.

So my question to the town tonight, when this application comes up for discussion, I would like the town to clarify if this building will be used in all or part for transitional-style housing, and if so, could you explain to the public how it fits in the multi-use zone?

Does anyone have any questions for me?

Mayor Debbie Johnston:
Questions for Janice?

Janice MacBeth:
Okay. So, I guess I just have one minute left, and I just wanted to thank the Mayor for bringing up the uh Master Plan document that was on social media.

I think a lot of people saw that document, and I'm going to say thank you for that because I did attend that Planning Board meeting.

And just to be clear, I mean, as a resident of this town, and I emailed the CAO about it, the Visitor Centre/Gate Guardian building application that night, the Master Plan was mentioned in the preamble by the Chair.

The Master Plan was mentioned by one of the Planning Board members, and the Master Plan was mentioned by two other staff members.

So, you know, to me it seemed like a guiding document in that application for the Visitor Centre and Gate guarding application, which at the time I did speak about.

And I could not, and I still can't, figure out how an accessory building without a main building fits the bylaw for zoning, especially since we're not using that document and especially since there's no visitor centre or gate guardian building in the uses in the institutional zone.

So, thanks for that.

I really appreciate it.

It's great to have some clarity in the town.

Thank you.

Mayor Debbie Johnston:
Uh, okay.

Okay.

More questions for Janice?

I guess she's finished her remarks.

Okay.

Um, third, we'll have uh Randy Mitchell and Meredith Mitchell.

Uh, I'm not sure if...Okay.

They are speaking on behalf of the Canadian Mental Health Association related to the multi-unit file.

Meredith Mitchell (Canadian Mental Health Association):
Yes, I'm hoping we can answer some questions.

So, okay.

I'm Meredith Mitchell, and I am Director of Property and Tenant Relations with the Canadian Mental Health Association.

So, I thank you for giving me the chance to maybe clarify a few things—some of the things I've heard tonight maybe.

And of course, Randy's with me.

Randy Mitchell:
Randy Mitchell, resident of Lower Montague and owner of Anchor Construction Group.

Meredith Mitchell (Canadian Mental Health Association):
Awesome. Thank you.

So, as you know, CMHA, or maybe you don't know, we do work all across the province.

We have psychosocial rehabilitation programs where we do education, employment support, training, life skills, social recreation programs.

We have various housing programs.

We do peer education, training workshops in the community. We are in the schools.

All with the goal of strengthening and achieving positive mental health for all Islanders.

And so we are located—we have Charlottetown, places in Alberton and Summerside, and also in Montague we do have an office here.

So, as part of our strategic plan several years ago, we had identified a goal to explore and expand our programs into Eastern PEI.

And in 2018, we did secure an office in Montague on Main Street.

And so we do have a few programs that run out of that office: peer support and community education programs.

Our workers there support people with advocacy, suicide prevention, coping strategies, support groups, and meeting with people one-on-one.

And community education does some training and education in the community.

So, in addition to these different programs that we've mentioned, we do have a diverse housing continuum, and it covers a wide spectrum of housing options across the Island.

And this does range from transitional housing to supported and supportive housing to independent affordable housing.

We do have a total of 12 properties where we do these different models.

Some of those are acquired and some of those we have built.

Of these 12, four of them are independent or standard residential.

Okay.

And so we manage about 215 leases on the Island, and that would include some rent subsidies.

Of that, 93 would be standard units, or what we would call independent units.

All of our housing projects are considered affordable, and that is a key component of our tenant profile.

Affordability means, the housing cost is generally no more than 30% of a household's before-tax income.

And so for the scope of this development, we may be looking at a mixed model within that, and that really depends on the Build Canada criteria.

It's a new program, so we'll be looking into that further.

So this project would expand on our independent residential units, our standard units.

So just to clarify that, it would be a 24-unit project with a commercial space in it that we would like to use for our own offices, as well as potentially other commercial tenants.

We do have a Property Management and Tenant Relations team, and I'm the Director of that team.

We do standard leases that you would expect from any residential rental on PEI.

We operate as landlords.

And so we're partnering with Anchor Construction on this project to apply to the Build Canada Homes stream of funding for affordable housing.

And I did hear a question about the studios.

That is a model we often do use because that's where the need has been that we have seen, is to have bachelor studio units.

So that's why we requested that they be in this building profile.

Mayor Debbie Johnston:
Okay.

Thank you.

Questions?

Go ahead, Councillor Spin.

Councillor Wayne Spin:
The million-dollar question.

What do we call affordable?

Meredith Mitchell (Canadian Mental Health Association):
It is the million-dollar question.

So, I was reading today the Build Canada Homes, and there is a calculation that you do use based on the income.

You look at the median income of the location where they live, and you use that to gauge what the rental rate would be in that area.

Councillor Wayne Spin:
And do we have a landlord that actually lives in the building?

Meredith Mitchell (Canadian Mental Health Association):
We don't have landlords that live in our buildings

Councillor Wayne Spin:
Because we have somewhere throughout Three Rivers a certain place that's, pretty scary on some weekends.

Meredith Mitchell (Canadian Mental Health Association):
We do have a property management team, and we're not opposed to having an in-house caretaker.

Councillor Wayne Spin:
Which I think is great.

Meredith Mitchell (Canadian Mental Health Association):
So, we're happy to arrange that.

It would be great.

Councillor Wayne Spin:
But I mean, you know, people talk about it all the time, right?

That the renters basically do what they want and, you know, turn our little town upside down some weekends.

Meredith Mitchell (Canadian Mental Health Association):
Well, that's the job of the landlord.

Everyone has the right to safe, secure, and quiet enjoyment.

Councillor Wayne Spin:
Right.

Meredith Mitchell (Canadian Mental Health Association):
In their building.

Councillor Wayne Spin:
But so does everybody else, right, in the town.

Meredith Mitchell (Canadian Mental Health Association):
That's what I mean.

Everybody does.

Mayor Debbie Johnston:

Okay.

Thank you.

Councillor Van Donkersgoed, go ahead.

Councillor Anne Van Donkersgoed:
Okay.

I just have a question. Um, and I guess Randy, it's directed to you.

There have been a couple of concerns about the large trees, and you know, trees take a long time to grow.

Is there a possibility, when you look at that property, that we can save any of those trees? And I understand that might make construction complicated, but is there a possibility of saving a tree.

Randy Mitchell (Anchor Construction):

If possible, I mean, um, I guess at this point we are a long way from building anything or even laying anything out on that property.

So, if we can find a way that that's possible, yes.

I know we are doing some fencing around one of the properties.

I guess to jump on a different comment, if we had a new Official Plan signed, we could trade some of the parking lot spots that are, I think, probably excessive at this point, and create more green space with that.

And, you know, that could be in a spot where there's a tree now, or we could plant a tree there.

Councillor Anne Van Donkersgoed:
Yeah, I would agree that the parking seems kind of excessive for the building, but you're right. It has to follow the rules, and at the moment, yeah, that's the rules we have in place.

Councillor Anne Van Donkersgoed:
Okay.

Mayor Debbie Johnston (Chair):
Anybody else?

Okay.Thank you very much.

Meredith Mitchell (Canadian Mental Health Association):
Thank you.

Mayor Debbie Johnston:
Okay. So now we move on to 7.4.4, which is the Planning Board report, and I shall turn that over to the Planning Board Chair, Councillor Van Donkersgoed.

7.4.1, and I think we start on page 39.

Councillor Anne Van Donkersgoed (Planning Board Chair):
Thank you.

All right. So, we all have the proposed development in front of us.

So I'm going to read the motion from Planning Board.

Therefore, the Town of Three Rivers Planning Board recommends to Council to approve the following motions:

The proposed three-storey mixed-use development with 24 residential units and 3,000 square feet of office space at Murphy Lane and Gaul Road, Montague, PIDs 1199232, 198887, and 1199224, with the following conditions:

1. The permit is valid for 12 months from the date of issue.
2. Any proposed changes or revisions to the approved plans must be submitted to the Development Officer for approval.
3. Prior to construction, a construction erosion control plan shall be submitted to the Development Officer for approval. The plan shall include all locations of all silt fencing, silt dams, sediment traps, and all other proposed means of erosion control marked on an appropriate plan. All approved silt controls shall be implemented at the time of commencement and maintained throughout the construction period. The applicant shall be responsible for all remedial measures arising from the construction impacts, including road cleaning when required.
4. The applicant is required to obtain an entrance and culvert permit from the Department of Transportation, Infrastructure and Energy.
5. A master servicing plan shall be provided to the Montague Water and Sewer Collection and Treatment Corporation for review and approval prior to the commencement of development.
6. All soft and hard landscaping shall be completed prior to the first occupation of the building unless otherwise agreed by the Development Officer.
7. The development shall not be commenced until such time as parcels 1199232, 198887, and 1199224 have been issued a final consolidation approval.
8. The following constitutes the approved plans:

- The Development Permit Application Form received April 10, 2026.
- Drawings A000, A100, A101, A102, A104, A200, A201, and A300, received April 10, 2026.
- Drawing C100, revised and received April 14, 2026.

Mayor Debbie Johnston:
Okay.

You've heard the motion.

I need a mover and a seconder for the motion.

Councillor John MacFarlane:
So moved.

Mayor Debbie Johnston:
Moved by Councillor MacFarlane.

Second by.

Deputy Mayor Cody Jenkins:
Second.

Mayor Debbie Johnston:
Second by Deputy Mayor Jenkins.

Discussion.

John, go ahead.

Councillor John MacFarlane:
Thank you, Your Worship.

Reading over Miss Scott's proposal request there, I agree with a lot of it.

It'll be a little while before the sidewalk will go up there. You know how it's hard to get sidewalks in.

Perhaps night lighting, sometime, we could look at putting another light in there when perhaps the building is up and we know exactly what's where to put it.

To Mr. Mitchell, I would love to see some green space in there as well, and if we could save a tree or two.

John and I discussed Gaul Road last year. Hopefully we'll be able to get some work done to that within the next year or two, and Campbell as well, as both of them sorely need some work.

But other than that, I think it would be an asset to the town, more housing.

Thank you.

Mayor Debbie Johnston:
Okay.

Alan.

Councillor Alan Munro:
Yeah.

Darlene made some really good points this evening in terms of sidewalks, lighting, the road in poor condition.

I like this project. I'd like to see it go ahead at some point, but the Town has been after the Province for years to get a proper traffic study done.

They came back to us in 2024 and we sent it right back to them.

I don't know, I have to go back through it, I think it was from the Superstore lights to the Sobeys lights, basically.

That area at the end of Gaul Street exiting onto Main is a real issue.

I would like to table this motion until the Province gets back to us with a proper traffic study.

That's what I'm suggesting here right now.

Mayor Debbie Johnston:
Okay.

You're making that motion?

Do I have a seconder for that motion?

Councillor Wayne Spin:
Second.

Mayor Debbie Johnston:
Second by Councillor Spin.

Okay.

We'll have to vote on tabling the motion then.

All in favor signify by raising your hand.

Sorry.

Yeah, I'm getting [snorts] ahead of myself.

Sorry.

Yeah, go ahead.

Okay, who do I have?

I have Wayne first.

Councillor Wayne Spin:
Yeah, I would just like to echo Councillor Munro's comments, too.

That's going to be a lot of traffic in that little area up there.

I find we live in an apartment building behind Tim Hortons and it seems like we're getting crowded and crowded more up that way.

Once again, we definitely need a little green space.

We definitely need a traffic study.

Like Darlene said, the road is pathetic.

And right now, like Councillor Munro, I'd just like to table it.

And no, I'm not against development.

I just think that we need a few answers.

Mayor Debbie Johnston:
John.

Councillor John MacFarlane:
Thank you, Your Worship.

Yeah, traffic study, that's a long time coming the way we wanted it, because it certainly didn't encompass what our needs are for this town, this part of the town anyway.

But I don't know how much time we have to allow the Province to do that.

I mean, they certainly should have something ready to go now because we've already addressed it again.

Would we be able to hold off a month for this?

This is building season, but it would be something to...could we get an answer back from the Province before the next COC, or another week?

Mayor Debbie Johnston:
John, can I ask?

CAO John Jamieson:
We can certainly ask the question.

Councillor John MacFarlane:
Yes.

Yes, I'm sure.

Mayor Debbie Johnston (Chair):

Okay.

Ann.

Councillor Anne Van Donkersgoed:
I'd just like to say that, just to go back to, we're required to follow our own bylaws.

So as far as the green space and the parking, we're tied by the rules that we have right now.

So that's a separate issue.

Comments to Councillor Spin's comments as to the traffic study,I think that I'm not opposed to delaying this for a traffic study, but I think we need a time limit.

We can't have it open-ended.

A lot of work goes into a development, and I don't think we can have it open-ended.

So table it to next month's meeting when we know whether the Province can come back.

I would vote in favor of that, but I can't vote in favor of something that doesn't have at least a timeline for how we're doing it, or some progression.

Anyway, that's my comments.

Councillor Alan Munro:
Yeah.

Like I said, we've been waiting years on the Province for a traffic study.

I think the waiting time is over.

It's time to put some pressure on them to get it done.

Our town has changed so much in the last three or four years since we first requested this.

The Province needs to come through on this.

We're sick of waiting on this.

They've had all kinds of time.

The first one that came back was very poorly done, and Council, within a matter of minutes, sent it back to them.

You know, there's going to be commercial space in this residential building as well.

So we don't know what that looks like for sure—who the lease could be, how much traffic could come and go.

We need a traffic study done.

Councillor Martina MacDonald :
I couldn't agree with you more, Alan, about a traffic study.

It doesn't take rocket science to know that we have a real problem on Main Street, and especially at the intersection of Gaul [Road].

So, yeah, when we did have construction last year, it was like the Indy 500 going out Central Street through Clay Road.

So, you know, to ask the Province at this point in a project to do a traffic study, I could see that taking six months to a year.

Do we hold up a project for six months to a year?

Because I personally think that we should set up our own committee of a plan, a high-level plan of where traffic, I think, you know, I have my own answers to that.

You know, there's been some healthy discussions that have gone on about where to redirect traffic.

So, would we stall this?

When you guys are talking about a traffic study, do you think a reasonable amount of time is one month, two months, three months?

Like that's what we're talking about to get the Province to do a traffic study—an in-depth one, a good one.

Councillor Alan Munro:
We've given the Province all kinds of time to do a traffic study.

We've given them years.

So they need to come to us now with—if they want housing and they want solutions, we've asked for this for years.

So, you know, it's up to the Province.

I don't know why we'd make a committee when they're in charge of streets and roads.

Councillor Martina MacDonald
Is anybody holding their feet to the fire on this?

Councillor Alan Munro:
There's lots of issues we've had with the Province, as you're aware, that are holding up certain things.

Councillor Martina MacDonald
Yeah, I am aware.

So, when you mentioned earlier, Randy, that we could do it pending smaller parking lots and more green space if we had a signed plan, that's being held up now.

That's not going to change our parking lots.

Mayor Debbie Johnston (Chair):

No, I think what Randy meant was if we had a new bylaw signed off, there could be some things looked at with less parking, which would allow more—

Is that correct Lee?

Lee Kenebel (Planning & Development Officer):
Your Worship, we had a proposal regarding reducing on-site parking, acknowledging that we have some older parts of town that don't necessarily have the ability to deliver those.

It is a 1.5-space-per-unit requirement currently.

As you can see from the drawings, that does take up a lot of space.

Underground car parks are expensive.

That was a solution at the School Street apartments.

It isn't a solution here that's being put forward.

So, I too have awaited this traffic study because we were talking about traffic studies, and I've been listening to the debate about traffic studies since I arrived.

This has been an ongoing situation, and I'm very conscious of the first study not being sufficient.

It's a busy Main Street.

There's 12,000-some vehicles that go down there daily.

The Province does publish their annual daily traffic counts.

Gaul Road isn't part of those measured statistics, but you can see them.

It's not live data.

It's part of the measurements which are taken.

You'll often see the double lines in the road.

Is that study relevant to this project?

Loosely.

But does that study that we've been awaiting for years, it feels like, I think it is.

How does that affect this proposal?

Well, this proposal, I would suggest, stands in isolation to that traffic study.

Now, I say that with the reasons that we have a conditional requirement regarding the access.Now, the access isn't just simply about, "Can I access the public road?"

That is the start of that conversation.

The entranceway permit looks to the suitability of the access for the development proposal being put forward.

The number of units, the commercial space—all of those things would factor in.

Is that road appropriate for this?

Or, as we were discussing in Planning Board, are there any requirements for upgrades that are needed?

There's been talk about the condition of the road, and there's been talk about the width of the road.

Now, I know that the applicant has been discussing this with DTI, as these processes have gone on.

We're not at that stage where an entranceway permit has been issued because, of course, no development permit has been issued.

So, when push comes to shove, I would suggest that's probably the more appropriate mechanism of can hat road accommodate this level of development. That's where that discussion is held.

I appreciate we've all got opinions on it, Your Worship, but that's my two cents on it.

And, of course, it's a decision of Council, so I will leave it with you.

Mayor Debbie Johnston:
So, Lee, what you're saying is that when the Province looks at what we've requested, one of the conditions on here, which condition was that?

Condition 4, that the applicant is required to obtain an entrance permit from the Department of Transportation, Infrastructure and Energy.

That is when those considerations will be looked at?

Lee Kenebel (Planning & Development Officer):
I'd suggest it is.

From the experience we have had with the previous apartments, that's when that's looked at. DTI don't generally get engaged at very early stages. We know that from experience.

That's why we have that condition, Your Worship, to ensure that those talks take place.

And I believe I've touched on the point many times with regard to conditional requirements of a permit.

Your permit's not worth anything if you don't discharge your conditions.

It's not worth the paper it's written on if you can't get an entranceway permit for a development.

It's not worth the paper it's written on if you can't discharge any other condition.

Perhaps it might be a development agreement.

If any of those requirements aren't met, there is no permit.

There is no development.

Our permits do not override other authorities permitting in their own right, too.

It could be the Department of Environment.

It could be the Department of Transport.

So all of these various stakeholders and players have to all align for there to be a building at the end of that.

Mayor Debbie Johnston:
Yeah.

So all these eight conditions have to be met, including Number 4.

Okay. So right now where we're at is we have a motion to table with a seconder.

Are we threw it into the discussion, and we want to vote on the motion to table.

Oh, I'm sorry, Cindy.

Councillor Cindy MacLean:
Thank you, Your Worship.

I'm agreeing with what everybody's saying here already.

I think one month is not going to make a big difference.

I think if we present that question to the Province for the study with a timeline, we should re-enter this back in no more than a month to reassess whether we're going to move ahead.

I want to see this project go through.

But it is going to be a major concern with the traffic there.

So, I think maybe that's the route we should go.

I will support the one-month timeline for that.

Mayor Debbie Johnston:
Okay.

So am I hearing that we have a motion that we're going to vote on a motion to table, to move it forward to the next month's Council meeting,and we are going to reach out to the Province for further information on this traffic study?

Is that what I'm hearing?

Does the mover agree to the change?

Councillor Alan Munro:

We will go to a month, but we will still have to hear back from them.

Mayor Debbie Johnston:
So we'll move it to the next Council meeting.

Just one second.

I want to be clear on the motion.

Sorry.

Yeah.

So, there's a motion on the floor requesting to move it forward to the next regular Council meeting and give the Province a month to respond, until the next Council meeting, to our concerns with the traffic study.

So we're moving it forward to the next Council meeting.

Okay.

So, all in favor?

Opposed?

Okay.

Nobody opposed.

Okay.

So that motion is carried.

We'll table it for one month.

So the other motion was dead on the floor.

Okay.

Transportation, Infrastructure and Energy

P.O. Box 2000
Charlottetown
Prince Edward Island
Canada C1A 7N8

Tel 902 368 5180
Fax 902 368 5425
www.gov.pe.ca/

May 22, 2026

Attention: Jordan Fraser

Re: Proposed 24 Unit Building at corner of Gaul St. and Murphy Lane

Dear Mr. Fraser,

Based on our review of the proposed 24-unit residential development located at the corner of Gaul Street and Murphy Lane in the Town of Three Rivers, the Department of Transportation, Infrastructure and Energy (TIE) has determined that a Traffic Impact Assessment (TIA) is not required at this time, as the anticipated traffic volumes are not expected to result in significant impacts to the surrounding roadway network.

Please note that TIE continues to have concerns related to the proposed access via Murphy Lane, including concerns related to the reduced right-of-way width, single-lane access, and the absence of ditching or formal stormwater management infrastructure along Murphy Lane.

As previously noted, TIE recommends that additional right-of-way width be provided along Murphy Lane to facilitate road widening to accommodate two-way traffic movement and stormwater management. We also request that the projects design engineer confirm that the proposed development will not adversely impact adjacent or downstream properties with respect to surface water runoff.

Should you require further clarification, please do not hesitate to contact our office.

Sincerely,

Brett Wallace

Brett Wallace
Traffic Operations Engineer
Department of Transportation, Infrastructure and Energy

Montague Traffic Congestion Evaluation

Date: May 28th, 2026

Location: Montague, Kings County, PE

Prepared for:

Steve Yeo, Chief Engineer, P.Eng

Brett Wallace, Traffic Operations Engineer, P.Eng

Prepared By:

Michael Stewart, Traffic Data Engineer, E.I.T

Executive Summary

Traffic moving through Montague along Main Street experiences delays and congestions primarily due to: the lack of coordination of the signalized intersections on Main St., outdated timing plans that have not been adjusted according to traffic demand, multiple stop controlled intersections between the signalized intersections producing random arrival patterns, entering/exiting traffic into the various businesses along Main St. and impediment of traffic flow due to overflowing queue lines from the Wendy's/Tim Horton's location on Main Steet. The latter of the factors is of greatest concern as northbound traffic along Main Street uses the left-turn pockets to maneuver around the queued traffic from the drive thru.

The outcome of the decision matrix yielded proposed solution 3, dual lane service for Tim's drive thru as the best option in terms of safety, functionality and cost. A reconfiguration of the current drive thru, accompanied by revamped signal timings and coordination amongst intersections will significantly improve the traffic flow through Main St. in Montague, PE. Using cycle lengths of 90, 100, and 120 seconds for the AM, OFF and PM peak periods resulted in a decrease in: number of stops by 12%, total delay by 22%, emissions by 15%, fuel consumption by 5% and an increase in speeds by 9%. The consistent cycle lengths along with associated offsets will greatly improve the traffic flow along Main Street in Montague, PE.

Additionally, congestion caused by left turning vehicles along Main St. between Central St. and School St. can be greatly reduced by the removal of parking along Main St. and the installation of a dual left turn lane. This will require the Town of Three Rivers to provide alternative parking locations for businesses, impacted by the removal of the current parking spaces along Main Street. There are additional recommendations involving converting streets into 1-way direction to reduce left turning movements to/from Main Street.

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1.0 Background Information

The Town of Three Rivers requested an evaluation of traffic functionality be conducted in order to decrease; congestion, travel time and driver frustration as they progress through the town of Montague. The original request was in October 2021 with a follow up occurring in May 2022.

Traffic flow along Route 4 (Main Street) in Montague constantly experiences congestion and long delays due to various reasons. These include but are not limited to: lack of coordination of the signalized intersections on Main St., outdated timing plans that have not been adjusted according to traffic demand, multiple stop controlled intersections between the signalized intersections producing random arrival patterns, entering/exiting traffic into the various businesses along Main St. and impediment of traffic flow due to overflowing queue lines from the Wendy's/Tim Horton's location on Main St.

The latter is the most impactful as the queued traffic creates dangerous interactions between entering/exiting traffic, and the traffic proceeding through Montague on Main Street. Traffic proceeding through is utilizing an adjacent left turning pocket to maneuver around the stopped vehicles waiting to enter the Tim Horton's/Wendy's location. Upon multiple days of observation, numerous "near misses" were observed between vehicles, light trucks and school buses.

2.0 Existing Scenario

Figure 1 shows the current situation in terms of queue line/backed up traffic (1a/b), the northbound path through traffic (2) and conflicting traffic movements (3). As the queue line exceeds the parking lot capacity (1a) and spills onto Main St. (1b), northbound vehicles use the adjacent left turning pocket (2) to maneuver around the stopped vehicles proceeding past the various conflicting sources (3). Multiple “near misses” occurred during the 3 days of observation, most involving passenger vehicles with a few involving light/heavy trucks as well as public school buses.

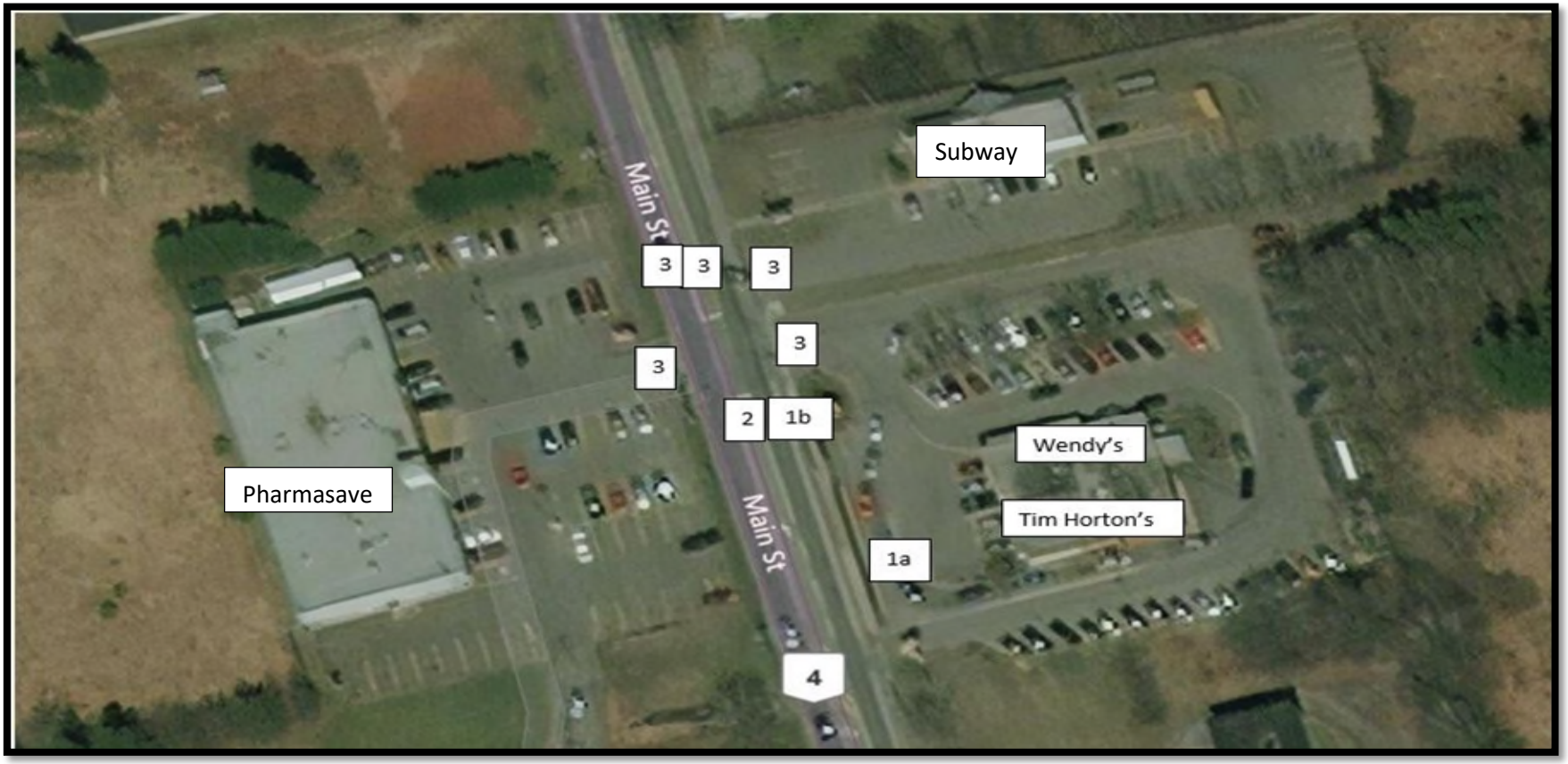


Figure 1. Current Situation at Tim's/Wendy's in Montague, PE.

As previously discussed, the queued traffic spilling onto Main St. creates undesirable traffic maneuvers at a location containing multiple conflict points. Figures 2 – 5 show some of the observed instances that occurred during the morning and noon peak rushes on October 21st, 28th, and 31st.



Figure 2. Queue Line from Tim Horton's Impeding Traffic Flow on Main St., Montague.



Figure 3. Queue Line Impeding Traffic Flow as Thru Traffic Passes Using Left Turn Pocket.



Figure 4. Queue Line Impeding Traffic Flow as Cement Trucks Pass Using Left Turn Pocket.



Figure 5. Queue Line Impeding Traffic Flow as a School Bus Passes Using Left Turn Pocket.

As seen in Figures 2-5, there as some major safety concerns regarding the queue line from the Tim Horton's drive thru spilling back onto Main Street. Passenger vehicles, concrete trucks and public school buses among other vehicles must enter the northbound left turn pocket in order to maintain continuous traffic flow.

3.0 Proposed Drive Thru Solutions

As previously discussed, congestion along Main St. in Montague is a combination of: the lack of coordination of the signalized intersections, outdated timing plans, multiple stop-controlled intersections producing random arrival patterns, entering/exiting traffic into the various businesses along Main St. and impediment of traffic flow due to overflowing queue lines from the Wendy's/Tim Horton's. The random arrival/exiting of vehicles from business and the various side streets can't be altered in any way as these are under the control of the driver themselves. All the proposed solutions contained in Table 1 will also be accompanied by an updated timing plan for the 3 signalized intersections which are outlined in section 4 of this report.

Table 1. Proposed Solutions with Description, Advantages and Disadvantages

Solution	Description	Advantages	Disadvantages
1	Installation of no stopping signs along Main St. combined with law enforcement presence issuing tickets/traffic violations.	Low cost Puts ownness on public	Police availability Drivers don't abide by signs No increase in capacity of drive thru
2	Installation of signs combined with pavement markings to direct queue for Tim's to form around the existing parking/island located at the North end of the property.	Low cost Puts ownness on public Increases capacity of drive thru eliminating queue on Main St	Drivers can cut in line Traffic conflict with parked vehicles and vehicles exiting Tim's drive thru
3	Construction of a dual drive thru in front of the building involving removal of existing concrete/curb and installation of new order kiosks.	Moderate cost Increases capacity of drive thru eliminating queue on Main St	Decrease in parking capacity Temporary traffic impediment from construction
4	Removal of 4 parking spaces and portion of island from the North end parking. The location of the order kiosk would be relocated to the West end of the North island parking location, combined with signs and pavement markings.	Moderate cost Increases capacity of drive thru eliminating queue on Main St	Traffic conflict with parked vehicles and vehicles exiting Traffic impediment from construction
5	Land acquisition South of building, installation/relocation of order kiosks as well entrance/exit for both drive thru. Each restaurant will have individual entrance/exit, left turning lane on Main St. adjusted	Less conflicting traffic Increases capacity of drive thru eliminating queue on Main St	High cost Land acquisition Traffic impediment from construction

Figure 6 shows solution 1 which involves the installation of “No Stopping” signs at the entrance to both the Tim Horton’s and Wendy’s drive thru.

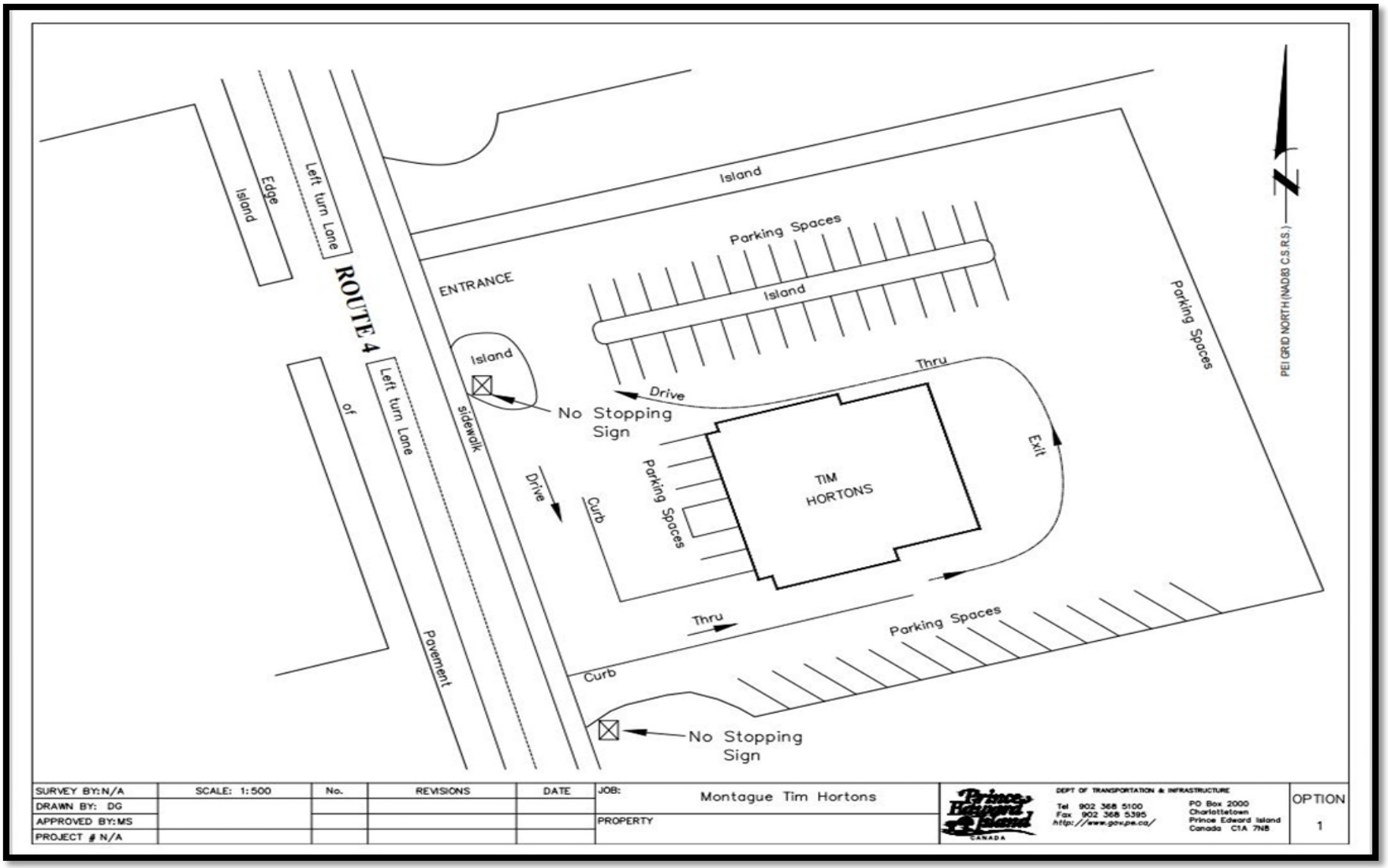


Figure 6. Schematic Showing Solution 1.

Figures 7 & 8 show the public's compliance with "No Stopping" signs at a Tim Horton's location in Charlottetown, PE.



Figure 7. Queued Traffic in Front of "No Stopping" Sign Impeding Traffic Flow on Nassau Street.



Figure 8. Queued Traffic in Front of "No Stopping" Sign Impeding Traffic Flow on Nassau Street.

Figure 9 shows solution 2 involving new signage and pavement marking to direct the queue line for Tim Horton's.

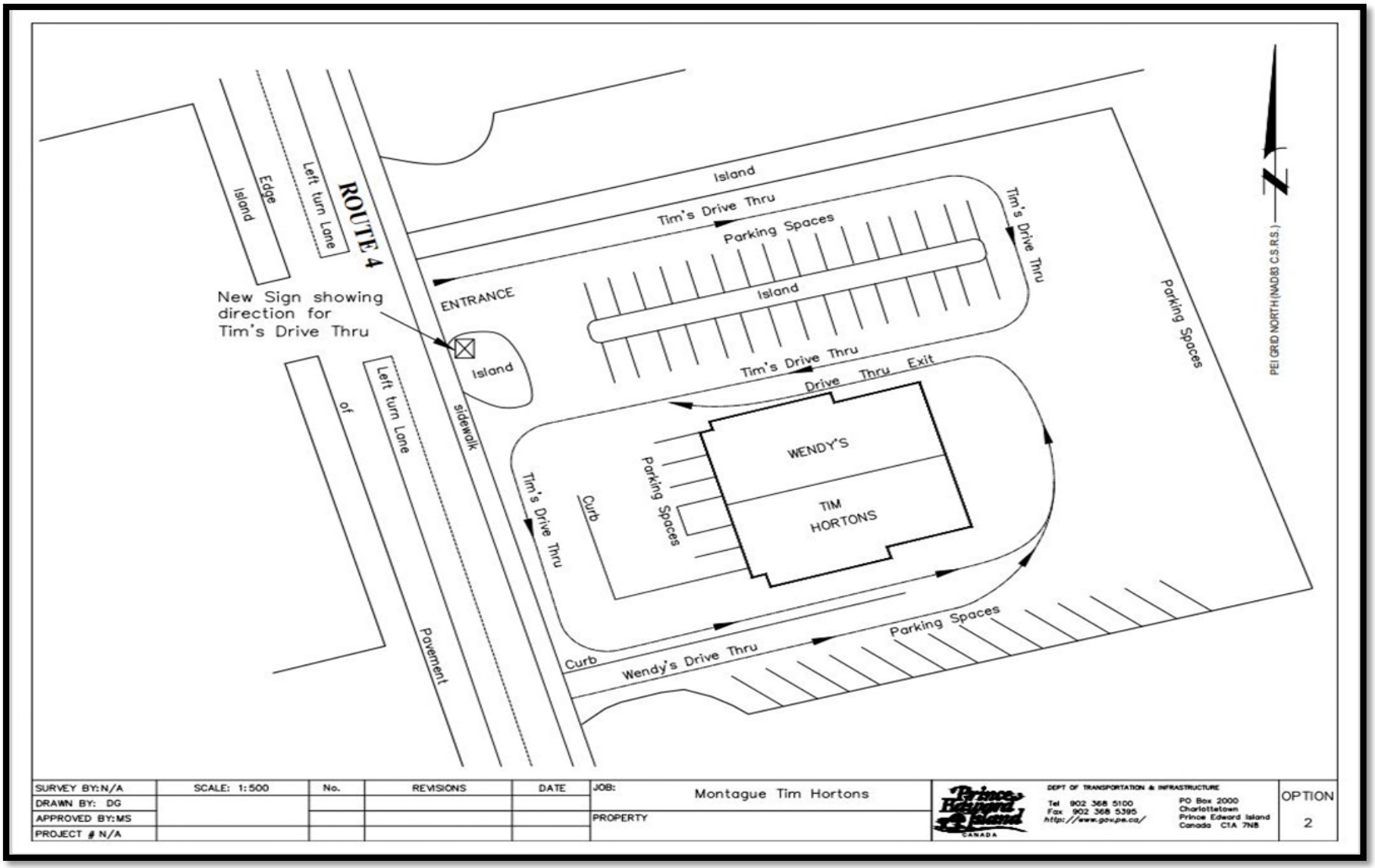


Figure 9. Schematic Showing Solution 2.

Figure 10 shows solution 3 involving removal of existing curb and installation of dual order lines with new curbs containing order kiosks.

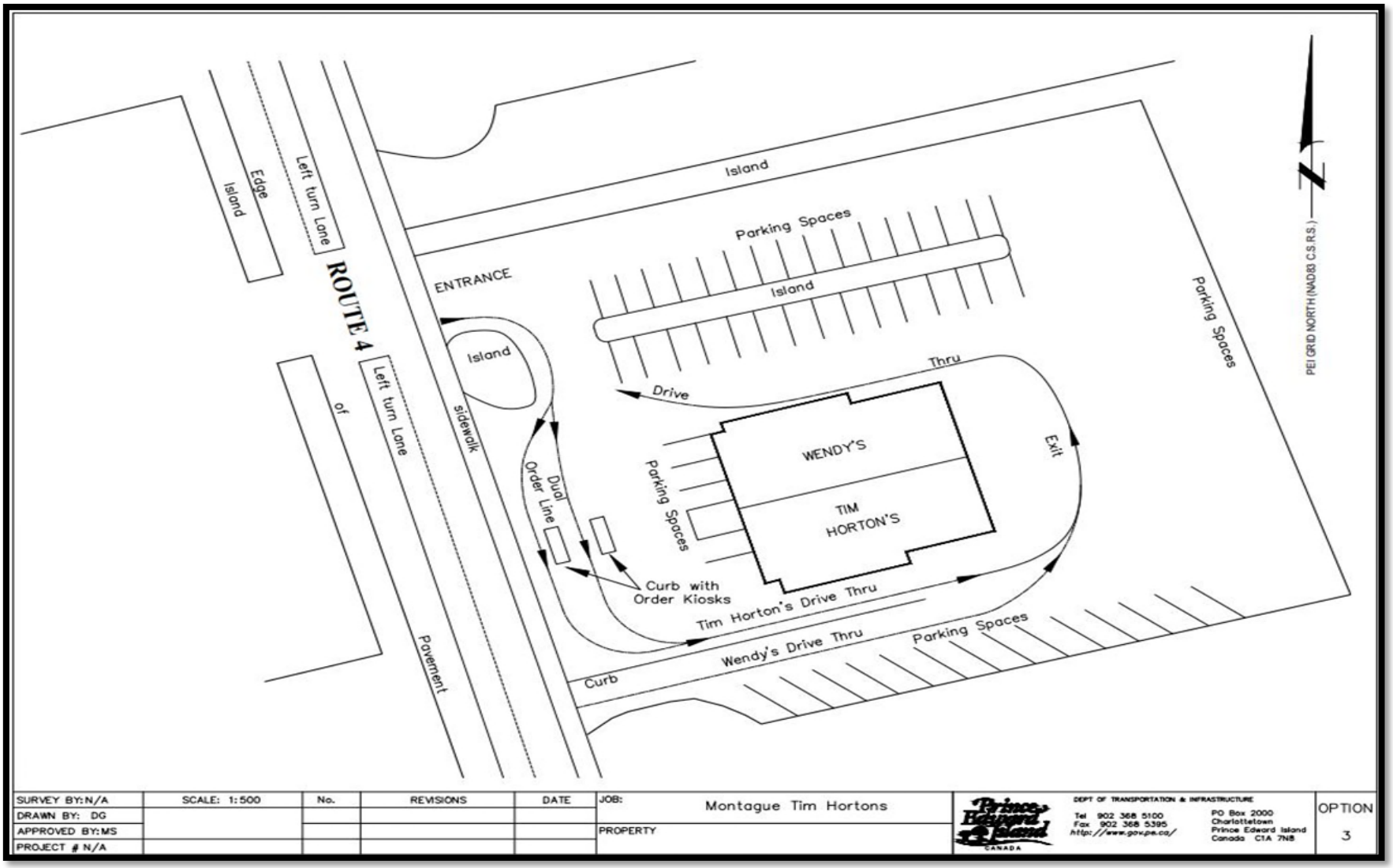


Figure 10. Schematic Showing Solution 3.

Figure 11 shows solution 4 involving removal of 4 parking spaces and portion of island, installation of new order kiosk accompanied by new signage and pavement markings for Tim's drive thru.

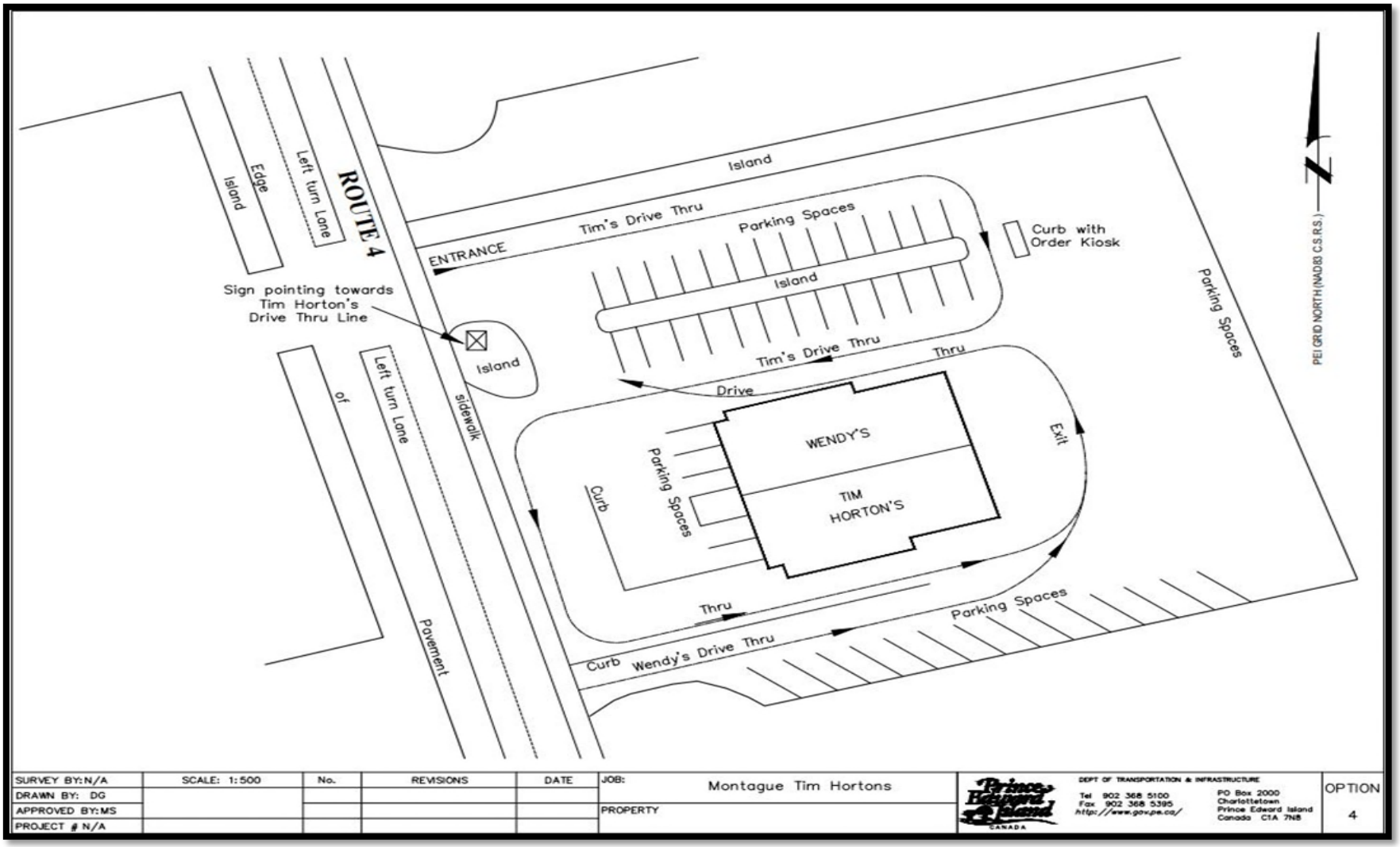


Figure 11. Schematic Showing Solution 4.

Figure 12 shows solution 5 involving land acquisition to the South of the parking lot, and the installation of new order kiosks accompanied by new signage and pavement markings with separate entrance/exit for each restaurant.

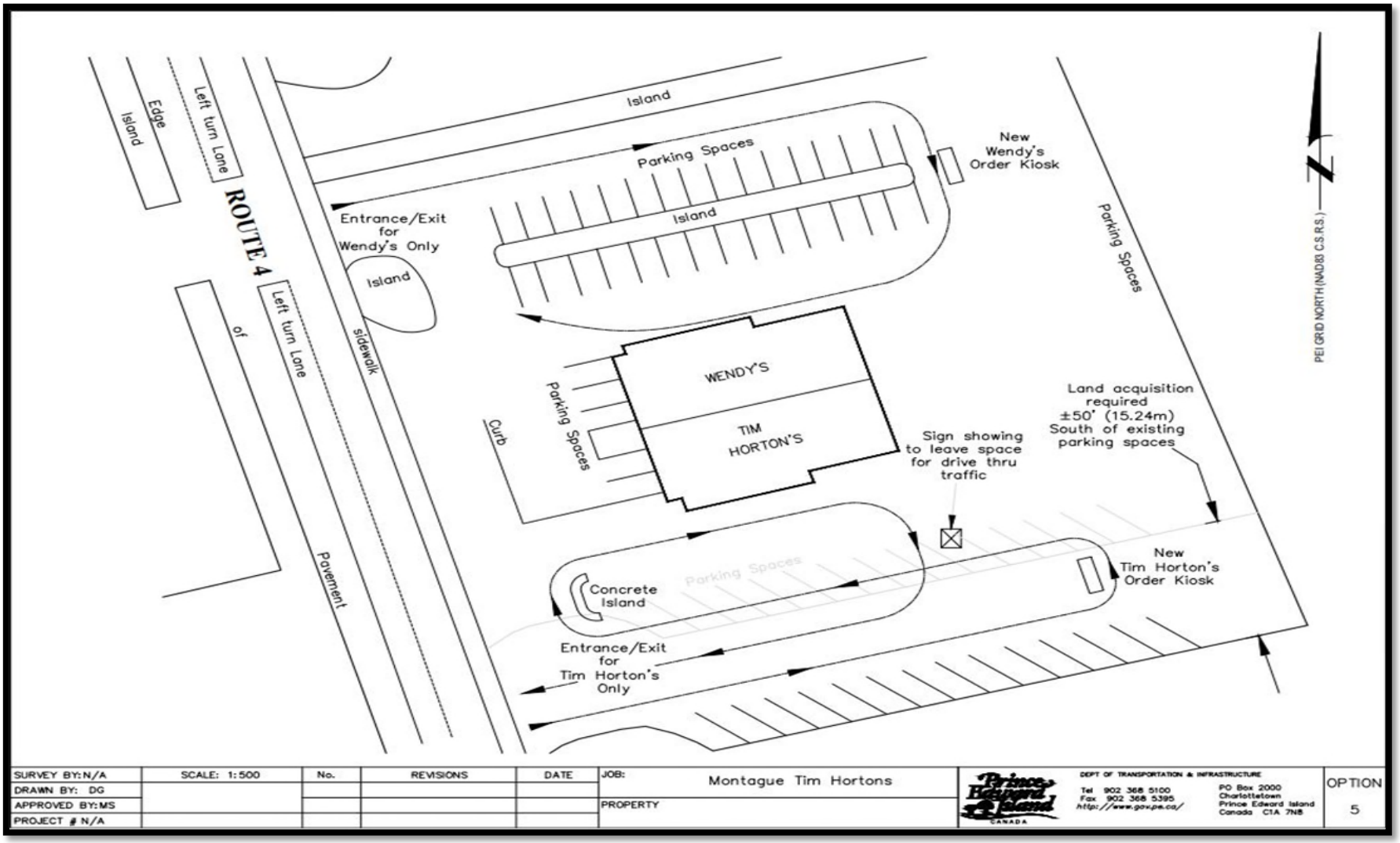


Figure 12. Schematic Showing Solution 5.

4.0 Proposed Signal Timings

The signalized intersections in Montague currently operate independently and on different cycle lengths. The current cycle lengths for the controllers along Main St. at Down East Mall, Queens Rd and Wood Island Rd are 108, 133.5 and 71.3 seconds respectively. Having various cycle lengths results in the following time-space diagram shown below in Figure 13. Queued up traffic at the Down East Mall intersection (1) proceeds towards Queens Rd which again experiences congestion and queue lines (2).

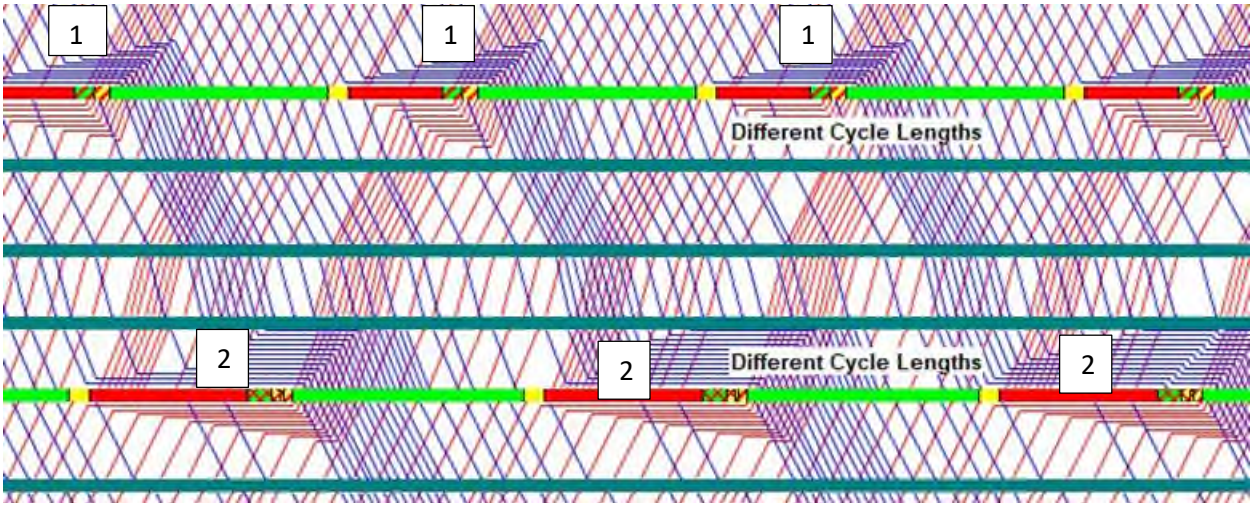


Figure 13. Time Space Diagram Showing Traffic Flow Between Two Intersections in Montague.

Figure 14 shows the time space diagram for the proposed solution of signal timings allowing traffic at Down East Mall (3) to proceed through Queens Rd (4). The same occurs for traffic travelling in the opposite direction both Figure 13 and 14.

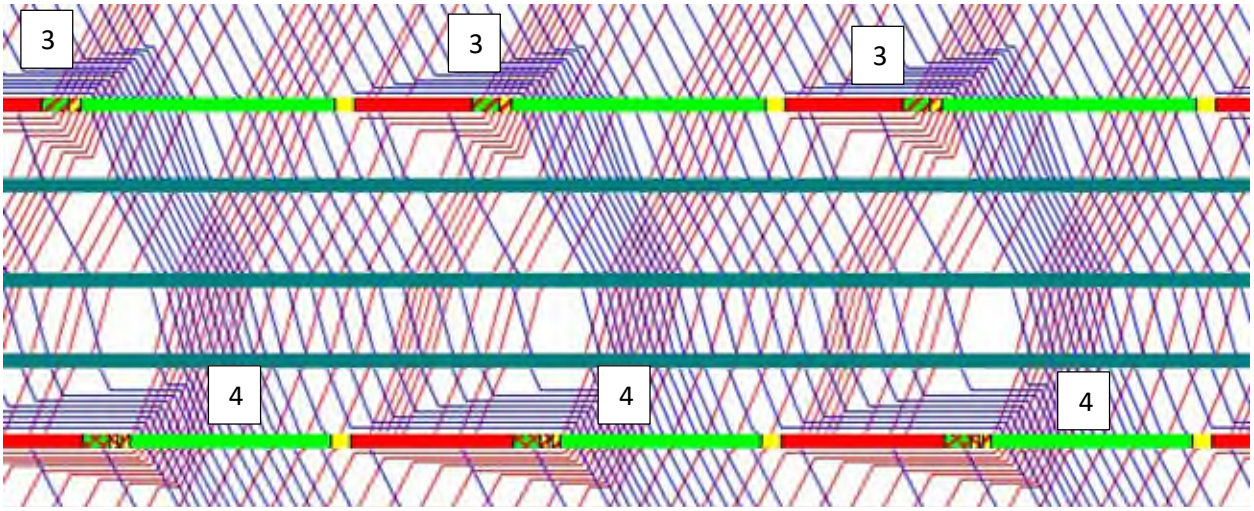


Figure 14. Time Space Diagram Showing Traffic Flow Between Two Intersections in Montague

5.0 Conclusions and Recommendations

Table 2 below shows the decision matrix used to evaluate the proposed solutions based on; safety, functionality and cost. Scores ranging from 1 to 5 were assigned for each category and applied to a weighting scale of 1 to 3, with 1 signifying "least important" and 3 "most important". For safety and functionality, a score of 5 represents the "best" option with 1 representing the "worst" option. For cost, a score of 1 being the "worst" option, is associated with the most expensive whereas 5 is associated with "best" which is least expensive. Multiplying the score and the weight provides the total for each solution given the category. The proposed solution with the highest total score represents the best solution given the three categories evaluated.

Table 2. Decision Matrix Used to Evaluated the 5 Proposed Solutions.

		Solution									
		1		**2**		**3**		**4**		**5**	
Category	**Weight**	Score	Total	Score	Total	Score	Total	Score	Total	Score	Total
Safety	3	1	3	2	6	4	12	3	9	5	15
Functionality	2	1	2	2	4	4	8	5	10	3	6
Cost	3	5	15	2	10	3	9	2	6	1	5
Totals		20		20		29		25		26	

The outcome of the decision matrix yielded proposed solution 3, dual lane service for Tim's drive thru as the best option in terms of safety, functionality and cost. A reconfiguration of the current drive thru, accompanied by revamped signal timings and coordination amongst intersections along with the additional recommended improvements listed below and shown in Figure 15.

- Convert Pepler Ln. and Clay Ln. to 1-way traffic, WB only from Main St.
- Removal of 30 parking spaces along Main St. from School St. to Central St.
    - Addition of dual left turning lane between North/South lanes on Main St providing left turn pockets for all streets/businesses between Sackville St. and Central St. (Provided survey confirms street width > 10 m along this section of Main Street).
- Reduce storage length/capacity of NB left turn lane at Queens Rd to provide left turn pocket for SB traffic entering Central St. off Main St.
- Convert School St. to 1-way traffic, EB only

- Convert Sackville St. to 1-way traffic, WB only



Figure 15. Additional Improvements

Town of Three Rivers

Meeting Minutes

Regular Council Meeting (RESCHEDULED) June 10, 2026 - 06:00 PM

Members Present	Mayor Debbie Johnston, Councillor Anne Van Donkersgoed, Councillor Cindy MacLean, Deputy Mayor Cody Jenkins, Councillor Martina MacDonald, Councillor Alan Munro, Councillor Wayne Spin
Staff Present	CAO John Jamieson, Manager of Finance Dawn Arsenault, Development Officer Lee Kenebel, Planning Technician Patrick Donahoe, Planning and Development Clerk Deandra Mills
Absent	Councillor John MacFarlane
Others Present	18 Public, 1 Media

1 Call to Order / Land Acknowledgement

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

In the spirit of Reconciliation, we acknowledge that the land upon which we gather is unceded Mi'kmaq territory. Epekwitk (Prince Edward Island), Mi'kma'ki, is covered by the historic Treaties of Peace and Friendship.

We pay our respects to the Indigenous Mi'kmaq People who have occupied this Island for over 12,000 years; past, present and future.

2 Approval of Agenda
Resolution No: 2026-083
Moved By: Councillor Van Donkersgoed
Seconded By: Councillor Spin

THAT the agenda be approved as presented.

CARRIED UNANIMOUSLY

3 Disclosure of Conflict of Interest

There were none.

4 Adoption of Minutes

Resolution No: 2026-084
Moved By: Deputy Mayor Jenkins
Seconded By: Councillor Van Donkersgoed

THAT the minutes of the May 11, 2026, Regular Council Meeting be adopted as written.

CARRIED UNANIMOUSLY

5 RCMP Report - May 2026

Report presented by Cst. Gladman of the RCMP.

6 Presentations and Delegations

Council values your input. Registered speakers are allotted five (5) minutes to present their views. During the presentation, Council members will not engage in dialogue or debate but may ask questions afterward. To ensure a productive and respectful discussion, speakers are encouraged to maintain a professional tone, avoid personal attacks, and focus on matters within the jurisdiction of the municipal government. While a speaker is presenting, all others in attendance must remain quiet and seated to allow the speaker to be heard clearly.

Darlene Scott
Ms. Scott advocated for stronger municipal policies to protect mature trees, incorporate green space into development planning, establish a formal tree advisory process, and recognize the environmental and community value of the town's urban forest.

Randy Mitchell
Mr. Mitchell responded to concerns raised at the previous Council meeting regarding the Gaul Road development by presenting information intended to show that traffic impacts would be minimal, he informed Council that the Province determined that a formal Traffic Impact Assessment was not required for the development. He also addressed access improvements plans, additional green space could be achieved through reduced parking requirements(if the new Development Bylaw is signed), and the development is a standard affordable housing project rather than a specialized residential facility.

Charlie Hicken
Mr. Hicken supported the request for additional Finance staff but argued that the Town could offset the cost by reducing legal expenses through changes to its development review process.

Michael Monaghan
Mr. Monaghan addressed Council regarding the Town's and the Montague Waterfront Development Corporation's (MWDC) handling of the lease for the Station Pub. He argued that commitments made when he started the business were not honoured and called for greater transparency and fairness throughout the process.

7 Reports

7.1 Mayor's Report

Report presented by Mayor Johnston.

7.2 CAO Report

Report presented by CAO John Jamieson.

7.3 Development Permit Report

Report presented as written.

7.4 Planning Board Report

7.4.1 Development Application 62.26.DEP - 2661 Heatherdale Rd., PID 483404 - Proposed extension of the multi-purpose building to provide a (13.29 max height) connecting corridor to the dormitory
Resolution No: 2026-085
Moved By: Deputy Mayor Jenkins
Seconded By: Councillor Van Donkersgoed

BE IT RESOLVED THAT the extension of the multipurpose building to provide a connecting corridor (max. height of 13.29m) to the dormitory at 2661 Heatherdale Rd. PID 483404 be approved with the following conditions:

Condition 1: This permit is valid for 12 months from the date of issue.
Condition 2: Plans Condition.
- Drawing A1.0 received April 21, 2026
- Drawings A1.1, A2.0, A2.1, A2.2, A3.0, A4.0, A4.1 received April 14, 2026
- Application for received April 14, 2026

CARRIED UNANIMOUSLY

7.4.2 Development Application 67.26.DEP - 381 Mill Road Degros Marsh, PID 853135 - 30 ft by 30 ft garage located in the front yard
Resolution No: 2026-086
Moved By: Councillor Van Donkersgoed
Seconded By: Councillor Munro

BE IT RESOLVED THAT the development permit application for 30 ft. by 30 ft. Accessory
Structure (garage) to be located in the Front Yard at 381 Mill Road, PID 853135, be approved subject to the following conditions:

Condition 1: This permit is valid for 12 months from the date of issue.
Condition 2: Any proposed changes or revisions must be submitted to the Town for approval.
Condition 3: The following constitutes the approved plans:
- Development Permit Application submitted, April 17, 2026
- Elevation plans submitted April 17, 2026
- Floor plan submitted April 17, 2026

CARRIED UNANIMOUSLY

7.4.3 Development Application 77.26.DEP - Valleyfield Road, PID 1182922 - The siting of a recreational vehicle for 120 days and a 7 ft by 16 ft lean-to wood shed with a 10 ft by 16 ft storage shed in preparation of land for future residential development
Resolution No: 2026-087
Moved By: Deputy Mayor Jenkins
Seconded By: Councillor Van Donkersgoed

BE IT RESOLVED THAT the siting of a recreational vehicle for 120 days and a 7 ft

by 16 ft lean-to wood shed with a 10 ft by 16 ft storage shed in preparation of land for future residential development. on PID 1182922, Valleyfield Road be approved subject to the following conditions:

Condition 1: Development Permit Application received May 9, 2026.
Condition 2: This permit is valid from June 9, 2026, to October 7, 2026, after which time the
recreational vehicle must be removed from site.
Condition 3: Within 12 months of the date of this permit a residential dwelling proposal shall be submitted for approval. Should the approved dwelling (the main building) not be commenced, the permitted accessory building shall be removed from site.
Condition 4: Sewage and grey water must be disposed of properly into an approved septic system or pumped from holding tanks and disposed of properly.
Condition 5: Plans Condition:
• Site plan received May 9, 2026.
• Elevation plans received May 9, 2026

CARRIED UNANIMOUSLY

7.4.4 **Development Application 78.26.DEP - 20 Mckenna Drive, Brudenell, PID 450429 - The siting of a recreational vehicle for 120 days**
Resolution No: 2026-088
Moved By: Councillor Van Donkersgoed
Seconded By: Deputy Mayor Jenkins

BE IT RESOLVED THAT the siting of a recreational vehicle for 120 days on PID 450429, 20 Mckenna Dr, Brudenell be approved subject to the following conditions:

Condition 1: This permit is valid from June 9, 2026 to October 7, 2026, after which time the recreational vehicle must be removed from site.
Condition 2: Sewage and grey water must be disposed of properly into an approved septic system or pumped from holding tanks and disposed of properly.
Condition 3: Plans Condition:
• Site plan received April 29,2026.
• Development Application received: April 29, 2026

CARRIED UNANIMOUSLY

7.4.5 **Development Application 80.26.DEP - South Montague Road RTE 353 – PID 682575 - The siting of a recreational vehicle for 120 days**
Resolution No: 2026-089
Moved By: Councillor Van Donkersgoed
Seconded By: Councillor Spin

BE IT RESOLVED THAT the siting of a recreational vehicle for 120 days on PID 682575, South Montague Road RTE 353 be approved subject to the following conditions:

Condition 1: This permit is valid for 120 days from the date of issue, after which time the recreational vehicle must be removed from site.
Condition 2: Sewage and grey water must be disposed of properly into an approved septic system or pumped from holding tanks and disposed of properly.
Condition 3: Plans Condition:
•Development Application received: May 5, 2026

•Site plan & photo received May 5, 2026.

CARRIED UNANIMOUSLY

7.4.6 **Development Application 84.26.DEP - 3353 Primrose Road, Cardigan, PID 1087964 - 24 ft. by 24 ft garage with a 288 sq.ft covered patio located in the front yard**
Resolution No: 2026-090
Moved By: Councillor Van Donkersgoed
Seconded By: Councillor Munro

BE IT RESOLVED THAT the siting of a recreational vehicle for 120 days on PID 682575, South Montague Road RTE 353, be approved subject to the following conditions:

Condition 1: This permit is valid for 120 days from the date of issue, after which time the recreational vehicle must be removed from site.
Condition 2: Sewage and grey water must be disposed of properly into an approved septic system or pumped from holding tanks and disposed of properly.
Condition 3: Plans Condition:
•Development Application received: May 5, 2026
•Site plan & photo received May 5, 2026.

CARRIED UNANIMOUSLY

7.4.7 **Development Application 60.26.DEP - Gaul Road and Murphy Lane, PID 199224, 199232, 198887 - Proposed 3 storey mixed use building with 24 residential units and 3000sq.ft of office space**
Resolution No: 2026-091
Moved By: Councillor Van Donkersgoed
Seconded By: Deputy Mayor Jenkins

BE IT RESOLVED THAT the proposed 3 storey mixed use development with 24 residential units and 3000sq.ft of office space at Murphy Lane and Gaul Road, Montague PID's 199232, 198887 & 199224 with the following conditions:

1. This permit is valid for 12 Months from the date of issue.
2. Any proposed changes or revisions to the approved plans must be submitted to the Development Officer for approval.
3. Prior to construction a construction erosion control plan shall be submitted to the Development Officer for approval. The plan shall include all locations of all silt fencing, silt dams, sediment traps and all other proposed means of erosion controls marked on an appropriate plan. All approved silt controls shall be implemented at the time of commencement and maintained throughout the construction period. The applicant shall be responsible for all remedial measures arising from construction impacts, including road cleaning, when required.
4. The applicant is required to obtain an entrance (culvert) permit from the Department of Transportation, Infrastructure and Energy.
5. A master servicing plan shall be provided to the Montague Water & Sewer Collection and Treatment Corporation for review and approval, prior to the commencement of development.
6. All soft and hard landscaping shall be completed prior to first occupation of the building, unless otherwise agreed by the development officer.
7. The development shall not be commenced until such time as parcels 199232, 198887 & 199224 and been issued a final consolidation approval.

8. The following constitutes the approved plans:
• Development permit application form received April 10, 2026
• Drawings A000, A100, A101, A102, A104, A200, A201, A300 received April
• Drawing C100 (revised) received April 14, 2026

Name	Yes	No	Abstained	Absent
Cody Jenkins	✓			
Debbie Johnston			✓	
Martina MacDonald		✓		
John MacFarlane				✓
Cindy MacLean		✓		
Alan Munro		✓		
Wayne Spin		✓		
Anne Van Donkersgoed	✓			

DEFEATED

7.5 Financial Report

Report presented by Manager of Finance Dawn Arsenault.

7.6 IRACC Appeal Report

Report presented by Planning and Development Officer Lee Kenebel.

8 Requests for Decision from Committee of Council Meeting

8.1 RFD 26-26 - Finance Department Administrative Support Request
Resolution No: 2026-092
Moved By: Councillor Van Donkersgoed
Seconded By: Councillor MacDonald

BE IT RESOLVED THAT Council approve the hiring of an Administrative Assistant within the Finance Department.

Name	Yes	No	Abstained	Absent
Cody Jenkins	✓			
Debbie Johnston			✓	
Martina MacDonald	✓			
John MacFarlane				✓
Cindy MacLean		✓		
Alan Munro	✓			
Wayne Spin		✓		
Anne Van Donkersgoed	✓			

CARRIED

9 Closed Session per MGA Section 119(1)(e) Matter Still Under Consideration

Moved By: Councillor Munro

Seconded By: Councillor MacLean

THAT the meeting be closed per MGA Section 119(1)(e)

The meeting was closed at 7:48pm.

CARRIED UNANIMOUSLY

9.1 **Re-Open Session**
Moved By: Deputy Mayor Jenkins
Seconded By: Councillor Van Donkersgoed

THAT the meeting be re-opened.

The meeting was reopened at 8:23pm

CARRIED UNANIMOUSLY

10 **Adjournment**
Resolution No: 2026-093
Moved By: Councillor Munro
Seconded By: Councillor Spin

THAT the meeting be adjourned.

The meeting was adjourned at 8:24pm.

CARRIED UNANIMOUSLY

John Jamieson
CAO

Debbie Johnston
Mayor

Town of Three Rivers

Regular Council Meeting (Rescheduled)

Date: June 10, 2026
Time: 6:00 p.m.

Members Present

- Mayor Debbie Johnston (Chair)
- Councillor Anne Van Donkersgoed
- Councillor Cindy MacLean
- Deputy Mayor Cody Jenkins
- Councillor Martina MacDonald
- Councillor Alan Munro
- Councillor Wayne Spin

Staff Present

- CAO John Jamieson
- Manager of Finance Dawn Arsenault
- Planning & Development Officer Lee Kenebel
- Planning Technician Patrick Donahoe
- Planning & Development Clerk Deandra Mills

Registered Public Speakers

- Darlene Scott (Gaul Road)
- Randy Mitchell (Anchor Construction)
- Charlie Hicken
- Michael Monaghan (Station Pub)

Public Presentations

Mayor Debbie Johnston (Chair)

Next on our agenda is our presentations and um and speakers. We have four speakers for tonight.

So before we begin the presentations, I just want to bring uh highlight the purpose of our meetings and our roles here. So we strive to uphold the values of Three Rivers, innovation and inclusion, and we have a special town, and council is committed, committed to contributing to sustainable growth.

Council meetings are essential to our government's process, providing transparency in decision-making. Elected officials discuss finances, events, town maintenance, design, and bylaws, then vote on proposals. As Mayor, I lead the Council and break tie votes if needed.

Residents are encouraged to attend and participate, ensuring everyone can be part of the governance process. We value your input and aim to maintain a respectful and professional environment. Personal attacks and disruptions won't be tolerated. Let's make these meetings a reflection of our pride in Three Rivers.

I'd like to also note, and I should say this at the first, that the meeting is recorded and that if everybody could uh turn off their devices, it'd be great, too.

So, our first speaker tonight is uh Darlene Scott, and Darlene is going to talk on the proposed development on Gaul Road.

Welcome, Darlene.

Okay, you're good to go.

Darlene Scott :
I actually mostly want to talk about trees, Your Worship. Uh thank you for including me and for listening to uh the residents of the town. It's very much appreciated.

So uh by way of preamble, and I will be very brief. Montague settlement is filled with trees. So many, in fact, that they seem dispensable. They're not. And the Town of Three Rivers should consider protection of especially mature and heritage trees in our municipal canopy.

They reduce flooding or its impacts. They cool the town core where asphalt cover is increasing, and they aid in both carbon storage and creation of oxygen.

Please don't think I'm preaching. We've all been to the workshops on trees and I know you understand that issue.

In 2023, the Town's Official Plan, where shrubbery is mentioned once that I can find, cited the need for a mixed-use zone in our town to permit, and I'm quoting, "to permit a range of retail, commercial, and tourism-related oriented uses." They are to be evaluated against undue traffic, water, and sanitary servicing, adequate setbacks, and I'm not sure I understand all the concepts of setbacks, so forgive me if I make an error, and uh mitigation of noise, lighting, or other impacts on adjacent properties.

So that's familiar. I say all of this because you have a proposal for Gaul Road which is residential in nature. It's none of the things mentioned that I can see in the official plan for mixed-use zoning or the need for the mixed-use zone, and it does need to be reviewed and viewed as a nice place to live with green space.

I propose that the issue of impacts in the mixed-use section of that plan should include direct wording on green space and the protection of mature trees. In fact, only one of the four criteria, I think that's the water and sewer one, but again, I beg your pardon around the setbacks because I don't completely understand them, seems to be met in the proposal as I have reviewed it, and it hasn't changed.

So importantly, a tree bylaw in our town would enhance an inventory of important trees if they exist, as has been done in Charlottetown. It's all online. It's even mapped.

So, I have a few brief recommendations.

I think that the Town of Three Rivers should establish a community-based advisory committee to research, advise, and comment on the municipal canopy with a view to improved landscaping decisions for development, whether those are new or renovative in nature, whether they are private, public, or corporate.

I think terms of reference should be developed for the committee on a few things. I'll name several of them, but it's not a complete list. Seasonal reporting, scope of tree research that might need to be done within the municipality in all areas of the municipality, responsibility in the terms of reference I'm talking about to review development plans for treed lots if cutting is proposed, developing guidelines for aesthetic values when trees are trimmed for safety.

I understand that trees do need to be trimmed. They tend to be just lopped off on the top, and uh even the light and power people, Maritime Electric, needs to be aware of the need to take good care of a tree in our town, and I don't think that necessarily they do, but I could take that up with them.

I think there should be a count of important trees in our canopy similar to how Charlottetown has worked.

I think the terms of reference should talk about advising on the need possibly for a tree protection bylaw, and the terms should include issues related to offset planting when a tree is removed. I'm talking here predominantly about mature trees because they're the most beneficial to the environment. Younger trees are harder on the environment than older trees are.

I also think that's about the terms of reference. I also think that Three Rivers should review all development requests for, from, and/or to the Planning Pboard where mature trees are at risk of removal with a view to considering the—

Trees are an asset in the town, and they would be assets for drainage systems, air cooling, impacts on climate change. Some of them are more important uh than others.

I think Three Rivers should uh review all current zoning to ensure that not only the R1s and R2s of the world, for example, have provisions for adequate green space with trees.

So thank you very much for your time. I really do appreciate it.

Mayor Debbie Johnston (Chair):
Thank you, Darlene. Um, questions?

Yeah, go ahead.

Councillor Anne Van Donkersgoed:
Um, I would just like to acknowledge your concern for trees. When I came on to council, I was surprised to find that that hadn't been something that we had considered. But having been a newly amalgamated community with lots of other things, I'm sure other things were, you know, there was lot to consider.

But going forward, I agree that there should be some consideration of trees, though it's tricky in a place that has such a large rural area, but I think there should be some consideration of that.

So, I'd just like to acknowledge that.

Darlene Scott:
Yeah. Yeah. Thank you for your comments. In fact, the majority of municipalities don't have adequate tree ordinances.

Mayor Debbie Johnston (Chair)::
Okay, go ahead, Martina.

Councillor Martina MacDonald:
Thank you. Really, thank you for that because there's nothing, I don't think, more important to the beauty of our town than our trees.

Um, when you come over the um Wood Islands Hill and you look at Montague, it has a nice tree line. And yeah, to speak to the Gaul Street *[Road],* I went up there and I looked at the trees and there are some significant trees.

I would love to see this committee struck and to do that.

What happened in Georgetown this past spring along the sidewalk there where there was trees cut down, that's serious and it hurts when a tree goes down. It doesn't matter how old it is.

Um, the other thing is if we could ever put it in our bylaws that, you know, if you do construction in this town and you take down so many trees, that you replace so many trees in a building of significant size. There would, there should be some work done around that. I agree.

Darlene Scott:
Thank you.

Mayor Debbie Johnston (Chair)::
Go ahead, Cindy.

Councillor Cindy MacLean:
Thank you. I just want to echo Martina's uh comments there.

We lost some beautiful trees down in Georgetown. Beautiful oak trees all along our main street. Looks terrible, but none of these things were put in place.

So, I support this committee 100% if we should form it. Um, it should have been done long ago because we probably will be planting little trees down on that street, and that's going to be a fight on my hands.

So, um, we do need mature trees. They were beautiful oak trees that were taken down.

Darlene Scott:
Well, the best time to have planted a tree was 25 years ago.

Councillor Cindy MacLean:
There you go. Exactly.

Darlene Scott:
The next best time is tomorrow.

Councillor Cindy MacLean:
That's right. Thank you so much.

Darlene Scott:
You're quite welcome. Thank you for your time.

Mayor Debbie Johnston (Chair)::
Oh, thank you, Darlene.

Uh, in the previous Montague Bylaw, I believe we did have um anything that was in the right-of-way, we did, you did need permission to remove that tree because I used to live in MacDonald Avenue with all the lindens, and you could not cut those trees unless you had permission from the town because they were in the six-foot right-of-way.

So, I do agree bringing back something, um yes, a committee or some terms of reference for our trees is important, and we'll definitely talk about that.

Darlene Scott:
Yes. Thank you. And lindens are considered a heritage tree. One of five heritage trees on Prince Edward Island.

Mayor Debbie Johnston (Chair)::
Yeah, they're beautiful.

Darlene Scott:
They are.

Mayor Debbie Johnston (Chair)::
Thank you.

Okay. Thank you, Darlene. Anybody else?

Yeah. Okay. Thanks. Okay.

Mayor Debbie Johnston (Chair):
Next, um, we have Randy Mitchell who's going to talk about the Gaul Road development.

Welcome, Randy. Can you just say your name for the record.

Randy Mitchell:
Yeah, sorry. Yeah. So, my name is Randy Mitchell, uh, resident of Lower Montague and a co-owner of Anchor Construction Group.

I'll be brief this evening. I just want to provide an update on uh some of the uh response to the feedback that was raised at the previous council meeting.

Um, so I seen four main concerns at the last meeting.

One was the traffic concern. So, uh I don't know if you guys have received a traffic study from the province yet, but um I know I had reached out specifically just for this development for a uh traffic impact assessment.

They did say none would be required.

So you know, I tend to agree with that, but uh I did do a small traffic count myself a couple weeks back. I sat at the mall parking lot from 4:00 to 5:00. I figured that'd be the busiest time. And I counted 25 vehicles that were leaving Gaul Road, exiting onto Main.

And I counted five vehicles coming, or sorry, the other way around. There was uh 25 vehicles coming from Main Street onto Gaul Road and five vehicles leaving Gaul Road going onto Main Street.

So that's uh that was with two vehicles, or one vehicle every two minutes.

So, I, you know, based on that, I don't feel that there's probably going to be adding 20, maybe 24 vehicles. That would be one vehicle a minute. I don't think that's um crazy traffic, I guess.

So the second uh concern was the two-lane traffic on Murphy Lane.

So we had a meeting with DTI, Capital Projects, uh the engineer of record for the project, and ourselves, and we came to the conclusion that, you know, we should be widening the right-of-way down Murphy Lane.

It was recommended to be 2 metres and you know, that works out well for us.

All of that 2 metres extension would be on our property solely.

And that's not going to affect what's in front of you guys as terms of decision-making. We're still within all the setback boundaries. All the bylaw requirements are still met.

It would just be giving the province 2 metres of a right-of-way so we can make two-lane traffic on that road.

another concern was the green space, and we certainly recognize, you know, having green space and high-density development is not easy.

Um, in this project in particular, I think the parking requirements is really what's causing us not to be able to provide any more green space at uh 1.5 parking stalls per unit.

If you look at the City of Charlottetown, they have, for an affordable housing project like this, they reduce their parking requirement to 0.75 vehicles per unit.

I think with the new bylaw that is coming, hopefully soon, um, we could come back to council for an amendment, uh, to reduce the number of parking spaces required.

And uh, and I believe in that bylaw it's a cash-in-lieu donation to the town of $1,500 per parking spot.

As many, as much reduction as you could give us, we will certainly uh give you cash-in-lieu, um, and make sure that there is more green space on the property.

I think looking at this project as a whole, it's close to everything. I don't think you're going to see 36 vehicles that are shown there.

I think that could be reduced greatly and still be adequate, and that would free up a lot more space on the property for green space.

Um, and the last thing was the building occupants.

So, I know CMHA did a good job kind of uh clarifying that this is an affordable rental apartment building.

So, anyone can rent this space. It's just like every other multi-unit in Three Rivers.

So there's no specific group that's going to be occupying this building, except for, obviously, the commercial space is going to be CMHA.

So, they're going to move their office from Main Street to this building.

And uh yeah, other than that, I'd like to thank you for your time, and if you have any questions, happy to answer.

Mayor Debbie Johnston (Chair):
Go ahead.

Councillor Wayne Spin:
Um, you said about um the parking, and if you go less, it's coming up your guys' piece of property, right?

You know, the parking spot? Was it—

Randy Mitchell:

Uh, for widening the road.

Councillor Wayne Spin:

Yes. Sorry.

Randy Mitchell:

Yeah. So when that gets widened, that's only on our property. It wouldn't affect—

Councillor Wayne Spin:

So it wouldn't affect one resident?

Randy Mitchell:
It wouldn't affect the neighbours' properties, no.

Councillor Wayne Spin::
Okay.

Randy Mitchell:
It's coming from our site.

Councillor Wayne Spin:
And the other question was um what time did you say you did your little traffic survey?

Randy Mitchell:
Uh, between 4:00 and 5:00 p.m. I think it was on a Wednesday evening.

Councillor Wayne Spin:
Yeah. You know, a few people—I was throughout damn Gaul Road there the last couple of days talking to the residents and whatever.

Would you ever think—do you think the province would even think of looking and trying to make it a one-way that way?

Because you're—when it comes time to go left, whether it's 2:00 in the afternoon or it's 10:30, you're not getting out there.

Randy Mitchell:
Honestly, there was no uh—

Yeah. Of those five that went from Gaul Road onto Main, they all went right.

Councillor Wayne Spin:
Right. But there's lots that like to go left, too, right?

Randy Mitchell:
Yeah, I would maybe go right and go down to the lights if you want to go left. I'm not—

Councillor Wayne Spin:
Well, I'm a cautious, too. That's what I'd probably do, too.

Randy Mitchell:
You know. Yeah. Yeah. Kind of makes sense. But, um—

Councillor Wayne Spin:
But I mean, I think it'd be much easier to get rid of that traffic if they only got to go right and not try to go left.

Randy Mitchell:
Yeah. Probably not something I can speak to.

Councillor Wayne Spin:
No, but you don't say in general, right?

Randy Mitchell:
Yeah. No, and again, what I observed was—yeah—they were only exiting to the right.

Councillor Wayne Spin:
I know.

Randy Mitchell:
And they may have gone from down east, gone down Campbell Street—

Councillor Wayne Spin:
Like, I would almost say that I'm not saying you're telling a fib, but there's lots of traffic that go down that little Gaul Road. Right.

Randy Mitchell:
Again—

Councillor Wayne Spin:
Right.

Randy Mitchell:
I'm not lying to you. I can share that. But that is—it was between 4:00 and 5:00 p.m. is when I just counted it.

Councillor Wayne Spin:
Anyway, that's just my thought. So, thanks.

Councillor Alan Munro:
Yeah, I think, Randy, you hit the nail on the head.

We as a Council and as a Town have been waiting on the province for a long time on bylaws to be signed off on.

I understand your permit meets all the requirements, but myself, uh, I'd like to see some more green space, too.

So, you said about the amendment. So, do you see us amending this tonight based on the province signing the bylaws? Is that what you mean by amending?

What—what do you mean by amending? Because—

Randy Mitchell:
I mean—

Councillor Alan Munro:
You can't amend. Whatever we approve is approved.

So, I'm a little lost when you say you're going to amend. What does that mean? What does that look like?

Randy Mitchell:
I think uh if you come back, and correct me if I'm wrong, um I believe they'd come back for an amendment on—

Councillor Alan Munro:
The traffic—

Randy Mitchell:
School Street. Uh, I don't want to—you know, I don't want to talk about School Street—but um they had to come back and amend their plan.
Um, so what we would be looking for an amendment on at that point in time, if the new bylaws passed

Like obviously between now, which is, getting a development permit so that they can even apply for funding, between that and paving our parking lot, we're not talking two weeks.

Councillor Alan Munro:
Mhm.

Randy Mitchell:
You know, if you guys need to see an amendment showing that this—you know, we would like to reduce the parking stalls by 30%.

To give 30% more green space.

We'd certainly take the time and come through Planning Board and Council again.

Or is it maybe—it could be a desk-level amendment. I'm not sure on that.

Councillor Alan Munro:
Yeah, I guess it'd be up to Council to amend that this evening based on the province signing the bylaws, right?

Is really the way for the town and the Council to just understand, you would like to see something.

So, the way I'm understanding this is council this evening can approve this development, but the province has to sign off on the bylaws, in order to get the green space that we require.

Randy Mitchell:
Not that you require right now. It meets all the—

Councillor Alan Munro:
100% right now.

Randy Mitchell:

It meets everything right now.

And even with the new bylaws, it still meets all the requirements.

But if you guys want more green space, we're willing to certainly work with the Town once new bylaws get passed.

Mayor Debbie Johnston (Chair):
Okay. I'm just going to um turn this over to Lee for some comments here. If you don't mind, Lee.

Lee Kenebel (Planning & Development Officer):
Thank you, Your Worship.

I think the wording is getting a little bit muddled by the sound of my observations.

So, amending pending bylaw.

The bylaw proposed changes did have the parking offset of 10%, and that would go into a fund for the town to look into developing parking opportunities elsewhere to help alleviate other parking problems that we may or may not have.

So, that's one option open should that ever be signed off.

The application you've got tonight, of course, as we all know, is Bylaw compliant and I would generally say Official Plan compliant.

It is very much predicated on the delivery of those 1.5 spaces, which we've commented before does eat up an incredible, incredible amount of site coverage.

Uh, but there's very little flexibility in the wording of that, and we did look at even potentially, is there a case for a variance here for that parking?

Unfortunately, the answer is no because the developer, the applicant, is able to provide those spaces. There's no intrinsic issue with the site that we could look at under the variance criteria and adjust it like that.

So we did explore that.

So what we have is the landscaping condition which is in there to deliver the hard and soft landscaping.

I know that even with the potential changes to the site layout, the boundaries, the road widening, the developers made a commitment in those submissions to deliver a better quality landscaping scheme as part of that, with additional planting.

So perhaps that conditional requirement which is there can factor in to change what's before you tonight.

With the decision to approve being predicated on the bylaw change would be reasonably unsafe, as those bylaw changes were proposed in 2024.

Um, we don't know when that might happen, if that happens.

Um, that would leave an incredible period of uncertainty.

Um, so yes, the acknowledgement of landscaping balanced with high-density development is there, and that is a difficult balance for your councillors.

And, you know, we're alive to those comments and trying to find that balance may require a further bylaw change to actually address that.

So hopefully that clarifies a little bit of the position of what might be able to be done and what probably couldn't be done.

Councillor Martina MacDonald:
Well, just, you know, from all other construction projects, the green space seems to be kind of a critical piece to this.

So, I'm not quite understanding how we can approve a project that doesn't have the requirement of green space.

And, you know, would it not be better if we held off?

And with IRACC, you know, this 1.5 spaces per unit is crazy. Like, they talk about land use, land use, land use, and then they cover so much with concrete or asphalt when it's not necessary.

You know, I know you don't want us to hold off on this project, but there seem—there seems to be some unanswered questions that are being held up.

Randy Mitchell:
You don't have a requirement for green space.

Um, we are certainly willing to try and provide more.

Councillor Martina MacDonald:

You don't for 24 units—

Mayor Debbie Johnston (Chair):
Hang on here for a second, please.

Lee Kenebel (Planning & Development Officer):
Thank you, Your Worship, Councillor.

There isn't a requirement for green space. There used to be a requirement to deliver uh open space as part of that type of development that was in the old Montague Bylaws previously.

So that requirement has fallen away when the current bylaw was adopted, and potentially an acknowledgement of the pressures to deliver housing and commercial development and trying to find those difficult balances.

So, we did some rough math. This particular development would be liable for 4,000 square feet of amenity space.

Um, so on that site, 4,000 square feet is 1,000 square feet more than the office space that's in those drawings before you. And that's a 3,000-square-foot office, which occupies a significant part of the ground floor.

So trying to balance, uh, if we were under the old Montague bylaw, trying to find that space, Your Worship, is extremely difficult and arguably contrary to the spirit of the higher-density serviced urban settlement developments which the plan advocates.

So the plan speaks to this kind of development um in this particular plan period.

Previously it was different, and we acknowledge that.

Randy Mitchell:
I do also think in the previous Montague Bylaw they considered that amenity space—not, I don't think it's specifically called green space, but amenity space. That also included the decks on the units themselves.

Oh, I believe these are, again, I'm not, I don't want to get into the math at all, but I think there's 60 or 80 square feet a unit for the decks on these.

Um, and then I have, in total, the green space that's actually there.

How about I can, I do that quickly?

Mayor Debbie Johnston (Chair):

Okay.

Any other questions for Randy?

It's, we did have a green space requirement in the old Montague Bylaws that was hard for me to adjust to too.

And, yeah, but there were some issues with it as well. And I guess neither is perfect, but we have to abide by what we have now.

Go ahead, Anne.

Councillor Anne Van Donkersgoed:
So at this point, um, legally we are required to follow our Bylaws, which are the required number of parking spaces, which limit you on green space.

We can't make a motion tonight based on if or when the new bylaw changes will happen.

But what you're saying is you're standing before us here in public tonight saying that if those changes were made, the bylaw was passed, and those changes were made, you're committed to giving more green space instead of parking.

Randy Mitchell:
Yes.

Councillor Anne Van Donkersgoed:
Okay.

Mayor Debbie Johnston:
Okay. Is everybody clear with that?

Okay. Any more questions?

Okay. Thanks, Randy.

Randy Mitchell:
Thank you.

Mayor Debbie Johnston:
Thanks.

Yeah. No, thanks for addressing those things. We appreciate it.

Okay.

Application Review

Mayor Debbie Johnston:
Um, now we're down to 7.4.7.

Councillor Anne Van Donkersgoed:
Okay.

Um, the Town of Three Rivers Planning Board recommend to Council to approve the following motion:

The proposed three-storey mixed-use development with 24 residential units and 3,000 square feet of office space at Murphy Lane and Gaul Road, Montague, PIDs 1199232, 198887, and 1199224, with the following conditions:

1. The permit is valid for 12 months from the date of issue.
2. Any proposed changes or revisions from the approved plans must be submitted to the Development Officer for approval.
3. Prior to construction, a construction erosion control plan shall be submitted to the Development Officer for approval. The plan shall include the locations of all silt fencing, silt dams, sediment traps, and all other proposed means of erosion control marked on an appropriate plan. All approved silt controls shall be implemented at the time of commencement and maintained throughout the construction period.

4. The applicant shall be responsible for all remedial measures arising from construction impacts, including road cleaning when required.
5. The applicant is required to obtain an entrance culvert permit from the Department of Transportation, Infrastructure and Energy.
6. A master servicing plan shall be provided to the Montague Water and Sewer Collection and Treatment Corporation for review and approval prior to the commencement of development.
7. All soft and hard landscaping shall be completed prior to the first occupation of the building unless agreed upon by the Development Officer.
8. The development shall not be commenced until such time as parcels 1199232, 198887, and 1199224 have been issued a final consolidation approval.
9. The following constitutes the approved plans:
    - The development permit application form received April 10, 2026.
    - Drawings A000, A100, A101, A102, A104, A200, A201, A300 received April 10, 2026.
    - Drawing C100, revised, received April 14, 2026.

So moved.

Mayor Debbie Johnston:
Okay, you've heard the motion.

Deputy Mayor Cody Jenkins:
Second.

Mayor Debbie Johnston:
Second by uh Deputy Mayor Jenkins.

Discussion on this motion.

Go ahead, Councillor Spin.

Councillor Wayne Spin:
Well, the last couple of days I've banged on a few doors on Gaul Street *[Road],* and I figured it was very important to hear their point of view because it's going to be in their neighbourhood.

Um, lots are definitely not in favour of it.

Whether it's the street is in such bad shape, it's too big, it's everything.

Um, and sitting in this chair, I think I'm supposed to be here for the people.

So, what I have heard and listened to, I will not be supporting this.

Mayor Debbie Johnston:
Okay. Any other comments?

Go ahead, Cindy.

Councillor Cindy MacLean:
I too uh agree with Councillor Spin. I will not be supporting this as well.

Um, I think there needs to be more of—I believe there should be a study for the traffic.

Um, and I'm not sure if I like the look of where it's going and in the surrounding community there.

So we do have to listen to our residents.

Um, so I think we should either get the study for the roadway, and there should be, I don't think all the questions have been answered, actually, um, that were concerning this.

Um, so I will not be passing this through.

Mayor Debbie Johnston:
Didn't we just send around the study for the road? Didn't we pass that around?

John Jamieson (CAO):
Yeah.

Mayor Debbie Johnston:
The traffic study was sent around to everyone.

Councillor Cindy MacLean:
Yeah, but it didn't say a whole heck of a lot. It didn't answer a whole lot of questions. It was very vague.

So, in my opinion, Transportation dropped the ball on this, and I'm putting it on our shoulders.

So, no, I'm not putting this through.

Mayor Debbie Johnston:
Yep. No, I just wanted to make sure you had the traffic study.

Okay.

Ann, go ahead.

Councillor Anne Van Donkersgoed:
While I appreciate the concerns of the residents, we have a legal obligation to follow the rules set out in our Official Plan and bylaws.

This is a mixed-use zone.

This development meets all the legal requirements of our bylaws and our Official Plan.

We have a need for housing, and I think it should be considered on its merit.

And I appreciate the concerns of the neighbourhood, and I appreciate the concerns of the green space.

I still think that we still need housing.

I sit on another board that involves housing in this community, and there is a desperate need for affordable housing, especially studio apartments and one-bedroom apartments, and this will meet some of those.

So for those reasons, I'm in favour.

Mayor Debbie Johnston:
Okay. Any other...

Okay.

All in favour, please uh signify by raising your hand.

One, two.

Okay, we only have..

All the nays, raise your hand.

Okay, we have a 4–2.

So, the motion is defeated.

Vote:

Name	Yes	No	Abstained	Absent
Cody Jenkins	✓			
Debbie Johnston			✓	
Martina MacDonald		✓		
John MacFarlane				✓
Cindy MacLean		✓		
Alan Munro		✓		
Wayne Spin		✓		
Anne Van Donkersgoed	✓			

DEFEATED

I just want to say this has been a very difficult decision.

It's been um talked about um a great deal.

Um, there is a fine line, I guess, in this day and age trying to provide housing of different types, and with that, density does lessen the burden on farmland.

We were um very criticized for the daycare and the apartment building up on Queens Road for using farmland for that.

Um, so there is—you know, there is a balance that we have to meet as a town.

Um, when our new bylaws, if they get signed—which I wish, I'm hoping that will happen. I'm optimistic that at some point it will happen—um, this could have been different.

I would have liked to have seen the trees saved, Randy, and I would have liked to have seen more green space.

After living in the town for 40-some years, I understand the residents' concerns.

Um, that area is changing, and change does happen.

But it was a very difficult decision, I know, for council.

So, anyway, if our bylaws change, some of these similar developments might end up providing more green space, saving trees, and maybe fitting in better with these areas.

So anyway, it wasn't an easy decision, and I do thank all the residents for coming and sharing your thoughts on this.

So thank you, and the decision is what council said.

So, the motion is defeated.

Councillor Spin.

Councillor Wayne Spin:
Yeah.

I'd just like to say that, you know, first of all, it's a privilege to sit in this seat for Three Rivers, for the people.

Um, I'm glad I actually went to the doors and heard their point of view.

And it's, not everything's easy sitting up here and making decisions, but it's really hard when everybody here tonight, we know everybody, or we're related to somebody.

And, you know, I voted against it. Well, the people that wanted it, they are my friends or whatever.

But I just want people to realize it's not as easy as you think just to sit up here and say no or yes, because we're supposed to be, I think we're supposed to be, for the people.

So, thanks.

Mayor Debbie Johnston:
Okay, Martina.

Councillor Martina MacDonald:
Well, I'd like to say the same as Wayne.

Um, I did hear from the community a lot on this.

And although I really value Anchor Construction and all that you've brought to this community, I think you're a huge asset.

Having a construction company that hires so many people, I just, I went down, I looked at the space. I thought it is so small.

And I looked at the one across from the curling club that is by the brook there.

And I look at green space, and there isn't any.

There's steel fence, there's pavement, and then there's their little decks, which are not much bigger than these two desks put together.

And as much as we need this housing, I 100% agree with Anne that we do.

Um, I'd love to keep looking for another location for this, or, um, you know, work on that parking lot piece and leave a lot of trees standing and build a mini green space for the people in that area.

Whether it's, I just, I actually, you know, I just came back from visiting several housing units, and almost all of them that we visited had public gardens, had the, you know, above-ground gardens.

And the pride that people took in that.

And if we just pave everything and cover everything with asphalt, we aren't creating gardens.

Public gardens create conversations and neighbourly conversations, and I think we need to be very, very conscious of that going forward.

So, I know density is a thing to put it right in the heart of the community so that we're not using any more farmland, but this just doesn't feel right.

Mayor Debbie Johnston:
Okay. Nobody else.

We'll move on to 7.5

Three Rivers
- WHERE HISTORY IS MADE -

Application 60.26.DEP

June 12, 2026
Randy Mitchell
Anchored Construction Ltd.

Dear Randy

Re: NOTICE OF REFUSAL

Site. Proposed 3 storey mixed use building with 24 residential units and 3000sq.ft of office space at Murphy Lane and Gaul Road, Montague PID's 198887, 199224 &199232

The Council at their meeting of June 10, 2026 have resolved to refuse to issue a development permit for the above application.

Refused Plans:

- Development permit application form received April 10, 2026
- Drawings A000, A100, A101, A102, A104, A200, A201, A300 received April 10, 2026
- Drawing C100 (revised) received April 14, 2026

A refusal to issue a development permit may be appealed to the Island Regulatory and Appeals Commission (IRAC). A Notice of Appeal must be made within 21 days of the date of the decision pursuant to section 28 of the Planning Act. For further information, including details on how to make an appeal please contact IRAC at:

5th Floor, National Bank Tower
134 Kent Street, PO Box 577
Charlottetown, PE C1A 7L1
Tel. (902) 892-3501
PEI toll-free 1-800-501-6268
Fax (902) 566-4076
appealsinquiries@irac.pe.ca

If you have any questions or wish to discuss the contents of this letter, please contact me at 902-361-2296 or lkenebel@threeriverspei.com.

Sincerely,



Lee Kenebel
Planning & Development Officer

Archived: July 20, 2026 2:52:04 PM
From: randy@anchoredconstruction.ca
Sent: Mon, 13 Apr 2026 13:47:40
To: Lee Kenebel
Subject: Re: 24-Unit/Commercial Proposal
Importance: Normal
Sensitivity: None
Attachments: 2026-04-10 261005 24 Unit Building CMHA Montague IFDP.pdf

---

CAUTION: This email originated from outside of Town of Three Rivers Network. Do not click links or open attachments unless you recognize this sender and know the contents are safe.

Also, Here is the Electronic drawing file for you.

Cheers,

Randy Mitchell | President
Anchored Construction Group Inc
T: 902.361.4321 | C: 902.940.3312
PO Box 1360
Montague, PE C0A 1R0

randy@anchoredconstruction.ca
www.anchoredconstructiongroup.ca

> On Apr 13, 2026, at 1:26 'a0PM, Lee Kenebel <lkenebel@threeriverspei.com> wrote:
>
> Hi Randy
>
> I'm back in the office and I gather there were some questions regarding the nature of the occupancy of this building.
>
> As you are no doubt aware an apartment block and a group home are two very different things and the reports for each will be significantly different. Could you obtain written confirmation from CMHA as to the nature of the tenancies. They can email me directly if that helps speed things along. I'd be grateful for that confirmation as soon as possible as it will direct which report I write up.
>
> I've yet to dive into it so I won't be able to confirm if it can make it into the next PB and that'll be dependent on when I receive confirmation from the CMHA.

The key question here is whether these units are available for rent by the general populace or are they being set aside because they will be housing tenants that will be residing there, but under supervision because of need.

Thanks

Lee

Archived: July 20, 2026 2:52:10 PM
From: Lee Kenebel
To: Matt Duffy
Subject: New Multi-unit - serviceable?
Importance: Normal
Sensitivity: None
Attachments: DIGI COPY 2026-04-10 261005 24 Unit Building CMHA Montague IFDP.pdf

---

Hi Matt, Allan

We've got a new proposal in for a 24 unit with offices at the corner of Gaul Rd. and Murphy ln.

Looks to have some local lines. The site will be made from three consolidated parcels. Any issues that we need mr Anchored to address?

Cheers

LK


436212
198273
199240
483511
198887
425348
198903
198853
198812
609347

Archived: July 20, 2026 2:52:16 PM
From: Anne Van Donkersgoed
Sent: Fri, 24 Apr 2026 15:56:07
To: Danielle Herring
Subject: Re: Comments for Planning Committee re Gaul Road Murphy lane
Importance: Normal
Sensitivity: None

Thanks Danielle

From: Danielle Herring <dherring@threeriverspei.com>
Sent: Friday, April 24, 2026 12:41 PM
To: Anne Van Donkersgoed <avandonkersgoed@threeriverspei.com>; Cody Jenkins <cjenkins@threeriverspei.com>; David McGuire <david@bogsidebrewing.com>; Lee Kenebel <lkenebel@threeriverspei.com>; Patrick Donahoe <pdonahoe@threeriverspei.com>; Deandra Mills <dmills@threeriverspei.com>; Yvette Lunn <ytlunn@gov.pe.ca>; Cameron MacLean (c.maclean@bellaliant.net) <c.maclean@bellaliant.net>; Derek Nicholson <derek@nicholsongroup.ca>; Derek Nicholson <dereknnicholson@gmail.com>; Lewis Lavandier <lavandier6@hotmail.com>
Subject: FW: Comments for Planning Committee re Gaul Road Murphy lane

Good afternoon, I wanted to send along the electronic copy of what Ms. Scott handed out last night.

I also made note of the properties mentioned related to the trash receptacles, and I will follow up with Donna, the Town's Bylaw Officer.

If anyone has any questions, please reach out.

Thanks,

Danielle

Danielle Herring
Deputy Chief Administrative Officer
Town of Three Rivers
172 Fraser Street, Montague PE
902-838-2528
dherring@threeriverspei.com

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Campbell Avenue 364 garbage IMG_9162.JPG

campbell Avenue 364 green bin garbage IMG_9154.JPG

Campbell avenue Tree IMG_9156.JPG

Clarksstorefront 1 _IMG_9161.JPG

downeastmalldeckattailgateIMG_9146.JPG

downeastmalldeckattailgateIMG_9148.JPG

garbage bins on slopeddrivewaycampbellaveIMG_9153.JPG

Gaul Road at Campbell Avenue potholes IMG_9152.JPG

Lupine place chair IMG_9158.JPG

treesmaturegaul road 9149.JPG


364
Notice
This Area
Under
Video
Surveillance




TH
VIBRANT
Rural
PEREAUX
LUCKY VINYL
RECORDS
OPEN
AYS A WEEK
8-4




DOLLARAMA


IWMC




STOP
Sackville
eens Rd Ext.



Archived: July 20, 2026 2:52:27 PM
From: Brett Wallace
Sent: Fri, 22 May 2026 14:14:36
To: Jordan Fraser
Cc: Alex Dalziel
Subject: RE: Montague traffic study
Importance: Normal
Sensitivity: None
Attachments: letter_TIA-24 Unit.pdf

CAUTION: This email originated from outside of Town of Three Rivers Network. Do not click links or open attachments unless you recognize this sender and know the contents are safe.

Hi Jordan,

Please see the attached letter addressing the Traffic Impact Assessment (TIA) related to the proposed 24 unit building at the corner of Gaul Street and Murphy Lane in Three Rivers. As noted, the Department of Transportation, Infrastructure and Energy (TIE) does not require a TIA, but we still do have concerns related to access and stormwater management along Murphy Lane.

Regards,

Brett A. Wallace, P.Eng.
Traffic Operations Engineer
Transportation, Infrastructure & Energy

From: Jordan Fraser <jfraser@bamtext.com>
Sent: Thursday, May 21, 2026 4:42 PM
To: Michael Stewart <michaelstewart@gov.pe.ca>; Randy Mitchell <randy@anchoredconstruction.ca>
Cc: Alex Dalziel <axdalziel@gov.pe.ca>; Brett Wallace <bawallace@gov.pe.ca>
Subject: Re: Montague traffic study

You don't often get email from jfraser@bamtext.com. Learn why this is important

Hi Michael and Brett,

I am following up on my previous email regarding the Montague development.

As noted, we were advised that current traffic volumes do not warrant a Traffic Impact Assessment (TIA). The Town of Montague is requesting written confirmation of this determination before they can issue a conditional permit.

This confirmation is currently the only item delaying our application. We require the conditional permit number immediately so the Canada Mental Health Association (CMHA) can proceed with their Build Canada funding applications.

Could you please provide a letter or formal email stating that a TIA is not required based on the current traffic volumes? We are aiming to submit this to the Town by tomorrow.

Please let me know if you have any questions; I am available at the number below.

Thank you,

Jordan Fraser
CEO
902.940.0765
@BamText

Jordan Fraser
CEO
902.940.0765
@BamText

On Tue, May 19, 2026 at 1:42 'a0PM Jordan Fraser <jfraser@bamtext.com> wrote:

> Hi Michael,
>
> Thank you for the clarification.
>
> We understand there are additional development items that still need to be addressed, including storm water management, road width requirements, and future entrance agreements with DTI. We are actively working through those items now.
>
> To that point, we have retained East-Tech Engineering to complete hydraulic conductivity testing of the soil, and Coles is currently designing a system that will provide additional on-site storm water management. We are also aware that entrance agreements with DTI will be a condition of the development permit moving forward.
>
> However, at this stage, the traffic component is the only outstanding concern identified by the Town of Montague in relation to issuing a conditional permit number.
>
> As discussed previously, we were advised that the current traffic volumes do not warrant a Traffic Impact Assessment (TIA). The Town is simply requesting written confirmation of that determination so they can proceed with issuing the conditional permit.
>
> The timing is important because CMHA, our non-profit partner associated with the project, requires the conditional permit number in order to proceed with upcoming funding applications.
>
> With that in mind, we would greatly appreciate a brief written confirmation stating that a traffic study/TIA is not currently required based on existing traffic volumes.
>
> Please let me know if you require anything further from our end.
>
> Thank you again for your assistance.
>
> Jordan Fraser
>
> 902.940.0765
> @BamText

On Tue, May 19, 2026 at 11:26 'a0AM Michael Stewart <michaelstewart@gov.pe.ca> wrote:

> Hello Jordan and Alex,
>
> After speaking with Brett Wallace, there are other concerns regarding the development in terms of storm water, width of road, etc. These issues have to be addressed prior to DTI confirming if a TIA is necessary or not.
>
> Michael Stewart, MsCE, E.I.T.
> Traffic Data Engineer
> 902 218-3260
> michaelstewart@gov.pe.ca
>
> ---
>
> **From:** Jordan Fraser <jfraser@bamtext.com>
> **Sent:** Friday, May 15, 2026 4:53 PM
> **To:** Alex Dalziel <axdalziel@gov.pe.ca>
> **Cc:** Michael Stewart <michaelstewart@gov.pe.ca>; Brett Wallace <bawallace@gov.pe.ca>
> **Subject:** Re: Montague traffic study
>
> > You don't often get email from jfraser@bamtext.com. Learn why this is important
>
> Hi Al and Michael,
>
> Al, Thank you for the introduction.
>
> Michael, could you please provide a confirmation via email stating that a traffic study is not required for the Montague development? As Alex mentioned, The town of Montague wanted something in writing indicating the current traffic volumes do not warrant a study.
>
> Please let me know if you need any additional information from my end.
>
> I appreciate both of your help. Have a great weekend.
>
> **Jordan Fraser**
> **CEO**
> **902.940.0765**
> **@BamText**
>
> On Fri, May 15, 2026 at 4:46 'a0PM Alex Dalziel <axdalziel@gov.pe.ca> wrote:
>
> > Hey Mike, I'm looping in Jordan Fraser, who is a partner on the Montague development. Are you able to issue something formal to Jordan to indicate the current traffic volumes don't warrant a study? It sounds like they need it to pass along to the Town.
> >
> > Jordan can fill in the blanks on any other info.
> >
> > Thanks
> > Alex

Get Outlook for iOS

--

Jordan Fraser
CEO
902.940.0765
@BamText



Archived: July 20, 2026 2:52:32 PM
From: Lee Kenebel
To: Randy Mitchell
Cc: Patrick Donahoe
Subject: Gaul Rd
Importance: Normal
Sensitivity: None

Hi Randy

The letter from Brett. Helpful in a sense that it pours cold water over the 'impact'.

The road widening aspect needs to be looked at before we go back to Council. Brett and his cohort have obviously looked at it, but it doesn't say how much wider etc etc.

I am presuming you have some more details as to what they want. Crucially can it be achieved on the current layout?

And wasn't the storm water already done to their requirements??

Cheers

LK

Archived: July 20, 2026 2:52:36 PM
From: Lee Kenebel
To: 'randy@anchoredconstruction.ca'
Cc: Patrick Donahoe
Subject: RE: Gaul Rd
Importance: Normal
Sensitivity: None

I remembered us talking about the storm calcs. He doesn't seem to want to acknowledge it.

Let me know what's going on. I'll be here and we'll talk.

LK

From: randy@anchoredconstruction.ca <randy@anchoredconstruction.ca>
Sent: May 25, 2026 9:59 AM
To: Lee Kenebel <lkenebel@threeriverspei.com>
Cc: Patrick Donahoe <pdonahoe@threeriverspei.com>
Subject: Re: Gaul Rd

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Yes it was!

I am setting up a meeting with them to finalize their decision hopefully this week.

Growingly frustrated with standards turning out to be guidelines and it seems to be moving the goal post.

Will keep you updated.

Regards,

Randy Mitchell | President
Anchored Construction Group Inc
T: 902.361.4321 | C: 902.940.3312
PO Box 1360
Montague, PE C0A 1R0

randy@anchoredconstruction.ca
www.anchoredconstructiongroup.ca

On May 25, 2026, at 9:56 'a0AM, Lee Kenebel <lkenebel@threeriverspei.com> wrote:

Hi Randy

The letter from Brett. Helpful in a sense that it pours cold water over the ‘impact’.

The road widening aspect needs to be looked at before we go back to Council. Brett and his cohort have obviously looked at it, but it doesn’t say how much wider etc etc.

I am presuming you have some more details as to what they want. Crucially can it be achieved on the current layout?

And wasn’t the storm water already done to their requirements??

Cheers

LK

Archived: July 20, 2026 2:52:40 PM
From: Lee Kenebel
To: Randy Mitchell
Cc: Patrick Donahoe
Bcc: Danielle Herring
Subject: Gaul Rd
Importance: Normal
Sensitivity: None

Hi Randy,

With your item being tabled until the next Council meeting (now Wednesday) will you be in a position to present any new information to Cllr's that's not resulting in changes to the current scheme?

If it's the case that DTI are seeking some additional road width then we (and Cllr's) need to know that's achievable. If DTI are backtracking on their own surface water drainage guidance then we'll need to know what the solution is to that as well. On the plus side Brett did confirm that no traffic impacts are expected and a study relating to the development was not required.

Here's what I am now seeing as the issues that will impact timescales:

- If the site boundary needs adjusting because of additional road width then you'll need to show that can be achieved. We'll tie that into the consolidation with a fresh preliminary drawing.
- If the roadside boundary is reduced you'll likely be in variance territory as you have precious little space to move the building. We'll need time to get that done and at least a week for comments before the next available PB.
- The subdivision to adjust the parcel lines will need to be done first in order to commence the variance.
- You can't propose a variance to a lot that doesn't yet exist, but you (your client) and DTI need to be sure on where all the property lines are being proposed. A subdivision can be done relatively quickly with the drawings in place.

It's conceivable that DTI could encroach the paved portion of the road across your site with an easement, but I am doubtful they would be comfortable with not having full control over their road (so they'll likely want a parcel adjustment)

As there is no permit we hold no conditional authority to amend the proposal and certainly not prior to it going to Council (the version PB saw). An amendment to the layout, along with any variance comments will need to be presented again to PB and then again to Council. For both meetings we will want to present any variance comments. Whether its a major or minor variance the criteria doesn't change- only the process and I would suggest we will get many responses. It will be important for us to show that we did due diligence in giving the residents their say.

You know the local issues, landscaping, traffic, drainage, waste screening/location. Handled with good preparation these will be easy to respond to the second time around and to your credit it will show that you took it all on board.

In this age of hostile appeals being launched at the Town we need to ensure that this project, like all the others have had proper and fair administration of the Bylaw. The scheme itself is defendable, lax process is an open door to an appeal and if we mess that part up (for any reason) I wouldn't even try to defend it. IRAC do two things. They'll go after the scheme itself or the process you used to get there. Most of the time the schemes are defendable. It's process that's an easy target.

In a nutshell. If you need to change what Council saw then start again fresh or you'll get stuck in the purgatory known as getting tabled.

LK

Lee Kenebel BSc (Hons) MSc MRTPI
Planning & Development Officer
Town of Three Rivers
172 Fraser Street, Montague PE
902-361-2296

Archived: July 20, 2026 2:52:44 PM
From: Lee Kenebel
To: Randy Mitchell
Cc: Deandra Mills
Bcc: John Jamieson
Subject: Notice of refusal
Importance: Normal
Sensitivity: None
Attachments: Decision notice Refusal 60.26.DEP.pdf

Randy,

Attached is the notice of refusal arising from Council's meeting on the 10th of June.

Please note the time period for appeal begins on the date of issue, not the meeting date.

Regards

Lee

Lee Kenebel BSc (Hons) MSc MRTPI
Planning & Development Officer
Town of Three Rivers
172 Fraser Street, Montague PE
902-361-2296

Archived: July 20, 2026 2:52:48 PM
From: randy@anchoredconstruction.ca
Mail received time: Fri, 12 Jun 2026 18:01:21
Sent: Fri, 12 Jun 2026 15:00:57
To: Lee Kenebel
Cc: Deandra Mills
Subject: Re: Notice of refusal
Importance: Normal
Sensitivity: None
Attachments: Decision notice Refusal 60.26.DEP.pdf

CAUTION: This email originated from outside of Town of Three Rivers Network. Do not click links or open attachments unless you recognize this sender and know the contents are safe.

Thank you
Randy Mitchell | President
Anchored Construction Group Inc
T: 902.361.4321 | C: 902.940.3312
PO Box 1360
Montague, PE C0A 1R0

randy@anchoredconstruction.ca
www.anchoredconstructiongroup.ca

On Jun 12, 2026, at 9:37 'a0AM, Lee Kenebel <lkenebel@threeriverspei.com> wrote:

Randy,

Attached is the notice of refusal arising from Council's meeting on the 10th of June.

Please note the time period for appeal begins on the date of issue, not the meeting date.

Regards

Lee

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