

**2nd Supplemental 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

August 18, 2026

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TAB	DATE	DESCRIPTION OF RECORD
18	May 25, 2026	Committee of Council Meeting Minutes
19	Undated	Typed Presentation made by Resident at May 25, 2026 Committee of Council Meeting

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**Town of Three Rivers
Meeting Minutes
May 25, 2026 - Committee of Council Meeting - 06:00 PM**

Members Present	Mayor Debbie Johnson, Councillor Alan Munro, Councillor Anne Van Donkersgoed, Councillor Cindy MacLean, Councillor John MacFarlane, Councillor Martina MacDonald, Councillor Wayne Spin, Deputy Mayor Cody Jenkins
Staff Present	Deputy CAO Danielle Herring, Planning and Development Clerk Deandra Mills, Manager of Finance Dawn Arsenault
Absent	
Others Present	Public: 21, Media: 1

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.

Mayor Johnston paid tribute to Maorley Annear who recently passed away.

2. Approval of Agenda

Moved By: Councillor Spin

Seconded By: Councillor MacFarlane

THAT the agenda be approved as presented.

Carried Unanimously

3. Disclosure of Conflict of Interest

There were none.

4. Adoption of the April 27, 2026, Committee of Council Meeting Minutes

Moved By: Councillor Van Donkersgoed

Seconded By: Councillor MacLean

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

Carried Unanimously

5. 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.

Charlie Hicken

Mr. Hicken spoke against the proposed 24-unit development on the corner of Gaul Street and Murphy Lane, raising concerns about road access, traffic safety, affordable housing costs, loss of mature trees, environmental impacts, stormwater management, and the contractor's track record on previous projects.

Nancy Murphy

Ms. Murphy spoke against the proposed 24-unit development on the corner of Gaul Street and Murphy Lane, citing concerns about lack of resident consultation, the project's size and fit within the neighborhood, potential impacts on neighboring properties, infrastructure capacity, traffic safety, and preserving the family-oriented character of the area.

Michael Monaghan (with Jody King)

Mr. Monaghan spoke regarding the dispute between Station Pub(his business) and the Montague Waterfront Development Corporation, alleging unfair treatment, problems with a proposed lease agreement, lack of transparency, and unequal enforcement of standards between the corporation and local businesses.

Sarah Doyle

Ms. Doyle spoke on behalf of the Montague Waterfront Development Corporation, outlining the history of ventilation, safety, and lease-related issues with Station Pub, and explained why the corporation decided not to renew the restaurant's lease.

6. Reports

6.1 Three Rivers Sportsplex Quarterly Report - May 2026

Report as written.

7. Requests for Decision

7.1 RFD 26-26 - Finance Department Administrative Support Request

Consensus to move forward to Regular Council meeting of June 10th, 2026.

8. Adjournment

Moved By: Councillor Munro

Seconded By: Deputy Mayor Jenkins

THAT the meeting be adjourned.

The meeting was adjourned at 6:47pm.

Carried Unanimously

John Jamieson
CAO

Debbie Johnston
Mayor

My name is [REDACTED], and I live at [REDACTED]

[REDACTED].

Given my address, I am sure many of you already understand why I am here this evening. I have owned my home at [REDACTED] for the past nine years, but my connection to this property and this neighborhood goes much deeper than that. I have ties to this area going back more than 53 years, as I am now living in and caring for my family home located on the corner of [REDACTED] [REDACTED] — a lane named after my grandparents.

Because of this deep connection to Gaul Road and Murphy Lane, I feel I have a responsibility to speak about my concerns regarding the proposed development at the corner of Gaul Road and Murphy Lane.

While the entire neighborhood will be affected

by this development, there are three properties that will be directly impacted. Despite that, none of us were formally contacted. In fact, residents only learned about the proposal through word of mouth on the street, which prompted one concerned citizen to make inquiries personally. These are families who have lived in this neighborhood for more than 50 years and deserve to be informed and consulted.

This proposed building is significantly larger than anything else in the surrounding area and is completely disproportionate to the character of the neighborhood. This has always been a family-oriented community, yet this development contains no meaningful green space and includes studio apartments that, in my opinion, do not reflect the needs or vision of a family-centered area. It is concerning that these studio apartments were not openly discussed during the planning board meeting.

To accommodate this building, Murphy Lane would need to be widened. At present, it is essentially a one-lane road. The obvious question is: where will the additional land come from? The answer appears to be from neighboring property owners like myself and others who have lived here for decades. If private property is affected, will residents be compensated? Will retaining walls be installed to protect the land we have paid taxes on for years from erosion or damage?

I also question whether Gaul Road itself is capable of supporting this increase in density. It is already narrow, and if sidewalks were ever added — which would certainly improve safety and accessibility — there would be even less space available.

Infrastructure is another major concern.

Residents on Murphy Lane already experience frequent power outages with only a few homes

connected. Water and sewer services are reportedly nearing capacity, yet we are considering adding 24 more apartments to the area.

Traffic safety must also be seriously considered. Anyone who has driven down Gaul Road during peak hours understands the challenges already present. I encourage council members to approach from the Sobeys lights and attempt to turn left toward Tim Hortons during busy times. It is already difficult and unsafe. Adding more traffic without first completing a proper traffic study is irresponsible. Whether the danger exists for one month, six months, or five years, it is still a danger — not only for my family, but for every resident you represent.

I want to be clear: I am not opposed to development. I support responsible development that makes sense for the community and fits the neighborhood. In this case, I do not believe this

proposal does either. This area has always been a residential, family-focused neighborhood, and I believe it should remain that way. There are other locations that may be more suitable for a development of this size while allowing this area to continue supporting family homes and green space.

Three Rivers has always been a place where people feel safe walking at night, where children can play outside, and where neighbors know and support one another. Just because a piece of land is designated as mixed-use on paper does not mean every possible development automatically belongs there. We need to consider the bigger picture and ask what kind of community we want to build for the future.

We should be asking ourselves: what will attract families to Montague? What will encourage people to stay, raise children, contribute to the community, and help preserve what makes this

area special?

I would like to finish by asking council to think carefully about the residents you were elected to represent. Ask yourselves whether you would want a development of this scale directly in your own backyard. Please do not make decisions based solely on financial considerations or outside pressure. Make decisions based on what truly makes sense for the long-term health, safety, and character of this community.

There is already enough negativity surrounding our community right now. We do not need to create more by approving developments that divide residents and ignore legitimate concerns. Thank you for your time and consideration.