

The following applications were approved by the Town of Three Rivers Council at the Regular Council Meeting held on Monday, February 14, 2022:

- **Development Application - PID 1070291, Michael Dean Lane, Brudenell, Single Unit Dwelling Development on a Private Road**
  - BE IT RESOLVED THAT the Town of Three Rivers approve the development permit application for a 3026 sq. ft. single unit dwelling located on Michael Dean Ln, PID 1070291.
- **Subdivision Application - PID 948075, Rte 17, Lower Montague, 13 Lot Subdivision**
  - BE IT RESOLVED THAT the Town of Three Rivers approve the proposed 13-lot subdivision on PID#948075, Route 17 on the following conditions:
    - An Environmental Impact Assessment is provided.
    - Establish a Homeowner's Association which shall, at a point to be determined by Council through the Development Officer, assume ownership and maintenance of all private Roads in the subdivision.
    - The road shall be constructed by the Developer in accordance with the standards established by the Provincial Government for public Roads, with the exception of finished pavement. Final subdivision approval shall not be granted by Council until the Road has been certified by a professional engineer licensed to practice on Prince Edward Island.
    - Final subdivision approval shall be granted by Council only after the applicant has complied fully with all applicable requirements of these conditions and has submitted seven (7) copies of a final subdivision plan showing all Lots pinned and certified by an accredited member of the Association of Prince Edward Island Land Surveyors.
    - The Development Officer, on behalf of Council, shall give notice of final approval of the subdivision in writing to the applicant. Council shall place its approval stamp on the seven (7) copies of the survey plan and shall return one copy to the applicant.
    - Final approval of a subdivision plan shall not be given by Council until:
      - the survey plan has been submitted for recommendations to any appropriate provincial or federal government departments.
      - all agreements and other pertinent documents have been prepared and concluded to the satisfaction of Council.
      - all transactions involving the transfer of money or land in conjunction with the subdivision of land have been secured to the satisfaction of Council,
      - a digital file containing the (real earth) geographic co-ordinates of said plan of subdivision has been submitted.
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- **Development Application - PID 198820, Fraser Street, Montague, 2 - 12 Unit Apartment Buildings**
  - BE IT RESOLVED THAT the Town of Three Rivers approve: the development permit application for two 12-unit, three (3) story, 5016 sq. ft. apartment buildings with a deck floor area of 72 sq. ft. per unit, located on PID 198820 Fraser St, Montague, and a minor variance for approximate building heights of 38.33 ft., on the following condition:
    - During construction and prior to the establishment of a lawn, the developer must ensure there are silt controls in the form of numerous straw bale filters located in the swales. A silt fence must be installed by the developer and remain in place for the duration of the project, around the sediment control pond to aid in the control of site runoff during construction.
- **Development Application - PID 169102, 74 East Street, Georgetown, Addition to Municipal Water Building**
  - BE IT RESOLVED THAT the Town of Three Rivers approve a Special Use Permit for the addition to the water utility building measuring 7.95 metres x 3.45 metres and 4.37 metres in height, and three (3) standby generators with associated concrete pads measuring 1 metre x 2 metres together with the protective steel bollards surrounding each unit on lands at 74 East Street Georgetown, PID 169102, and PID 169110, subject to the following:
    - Prior to issuing a Special Use permit, the public notification process described in Part 5.6.3 of the Georgetown Zoning & Subdivision Control Bylaw 2018 is completed and if no objections are received, the Issuing of the Special Use Permit shall be delegated to the Development Officer.
- **Subdivision Application - PID 608901, North Street, Georgetown, Two Lots for Single Family Dwellinghouses**
  - BE IT RESOLVED THAT the Town of Three Rivers approve the application for subdivision of PID 608901 into two lots for single family dwelling houses bearing equal frontage to North Street comprising 822.5 sq.m. in area each.
    - Condition 1: The developer shall apply for municipal water and sewer connections and shall be responsible for expenses pursuant to the second lot created as a result of this subdivision approval.
    - Condition 2: That five (5) copies of the final subdivision plan showing both lots pinned and certified by a surveyor registered to practice in Prince Edward Island be submitted.