

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

- **Development Application - PID 1107382, 805 Brudenell Point Road, Brudenell - GWBI Dormitory**
  - THAT the Town of Three Rivers approve the proposed monastery dormitory measuring 74.7 metres x 24.6 metres x 13.715 metres in height and accessory building measuring 21 metres x 35.5 metres x 7.83 metres in height and associated site works as they have been found to meet the requirements of the Town of Three Rivers Brudenell Official Plan 2019 and the Town of Three Rivers Brudenell Zoning Bylaw 2019.
- **Development Application - PID 789156, 122 Cottage Lane, Lower Montague - Solar Panels**
  - THAT the Town of Three Rivers approve the proposed development of 29 rooftop solar panels at 122 Cottage Lane, Lower Montague, PID 789156 as it has been found to meet the requirements of The Community of Lower Montague Official Plan 2011 and the Lower Montague Zoning & Subdivision Control (Development) Bylaw 2012.
- **Lot Consolidation Application - PIDs 198069, 196642 and 196675, School Street, Fraser Street and Riverview Drive, Montague**
  - THAT the Town of Three Rivers approve the proposed consolidation of PID 198069, PID 196642 and PID 196675, amounting to 3239.62 sq/metres (34,817 sq/ft.), as it has been found to meet the requirements of The Town of Montague Official Plan 2016 and The Town of Montague Zoning Bylaw 2017, subject to the following condition:
    - Submission of 6 copies of a final plan of survey showing the exact dimensions of the proposed lot, as well as the existing buildings, certified by a Prince Edward Island Land Surveyor
- **Development Application - PID 1044866, 41 Kent Street, Georgetown - Rental Accommodations**
  - THAT the Town of Three Rivers approve the change of use of the Kent Square retail mall located at 41 Kent Street, Georgetown, PID 1044866 to provide five short term accommodation units subject to the following condition:
    - That a development agreement which addresses parking provision, snow removal and road maintenance be signed by the applicant and the applicant shall bear the reasonable costs of its preparation.

- **Development Application - PID 197046, 231 Willow Street, Montague - Solar Panels**
  - THAT the Town of Three Rivers approve the proposed development of 19 rooftop solar panels at 231 Willow Street Montague PID 197046 as it has been found to meet the requirements of The Town of Montague Official Plan 2016 and The Town of Montague Zoning Bylaw 2017.
- **Development Application - PID 634196, Angus Lane, Brudenell - Four Cottages**
  - THAT the Town of Three Rivers approve the development of four 925 sq. ft. cottages located on Angus Ln, PID 634196, provided it meets the following conditions:
    - Septic Lot Categorization meets minimum lot size and minimum circle diameter requirements, and a Septic Registration Form is submitted to the planning department.
    - The applicant submits to the Town an entrance permit from the Department of Transportation, Infrastructure and Energy for the property, and a sight distance evaluation for the entrance will be received by Department of Transportation if required.
    - Entrance, Parking & Storage shed or fence location of outdoor garbage, compost and recycling bins shall be identified on drawings. Recycling storage shall not be located in the front yard.
- **Subdivision Agreement PID 166256 Brudenell Pt Road, Brudenell**
  - BE IT RESOLVED THAT the Town of Three Rivers approve the draft subdivision agreement between MDB Ventures LTD. and the Town of Three Rivers as presented with a change to section 2.9 to read as follows:
    - The Developer shall establish a Homeowner's Association within one hundred and twenty (120) days of the approval of the subdivision agreement by Council, and assume ownership and maintenance of all private roads in the subdivision.