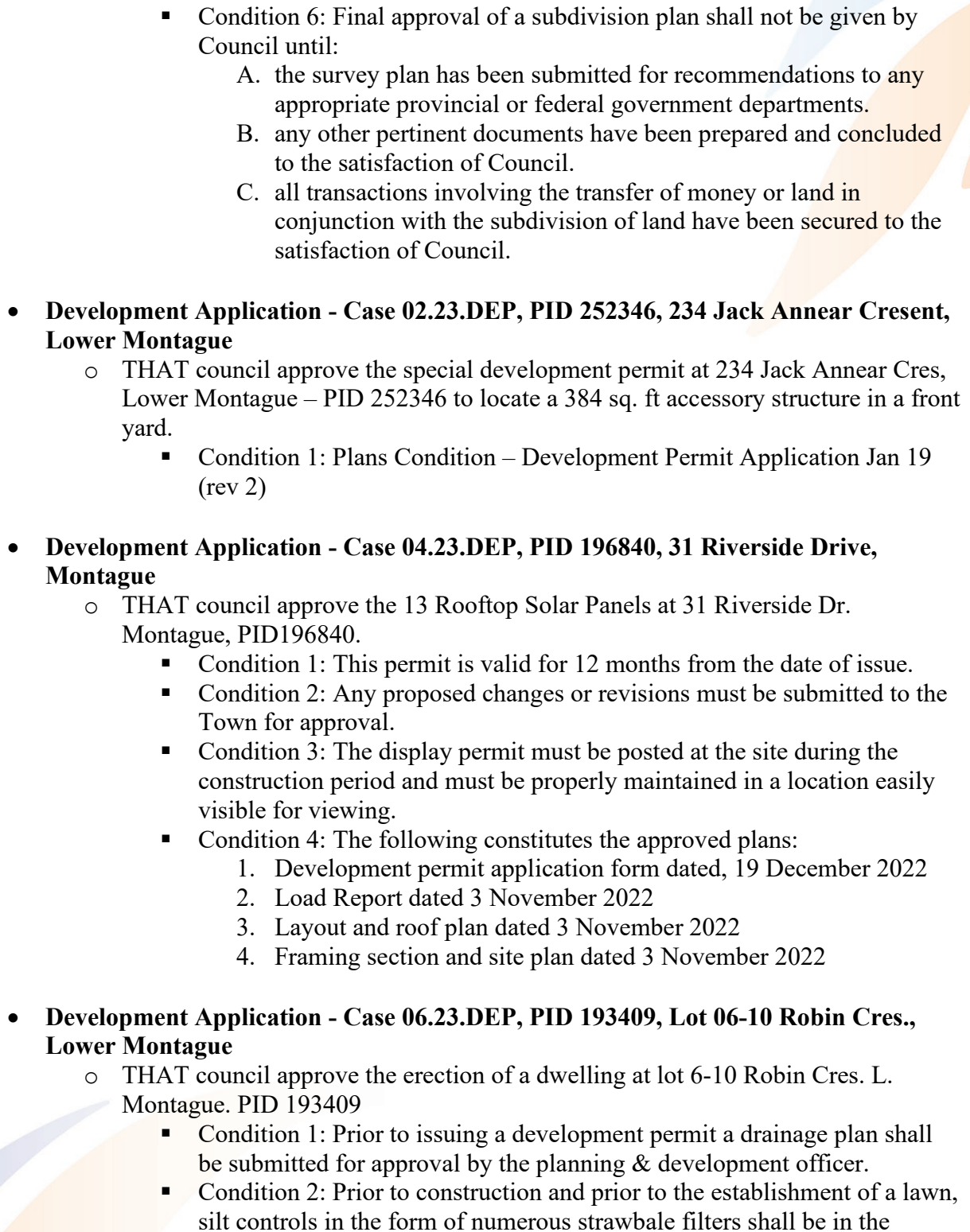




The following applications were approved by the Town of Three Rivers Council at a Special Council Meeting held on Monday, March 13, 2023:

- **Consolidation Application - Case 71.22.SVC, PID 196816, Riverside Drive, Montague**
 - THAT the consolidation of Parcel A & B at Riverside Drive, Montague PID 196816 be approved.
 - Condition 1: 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.

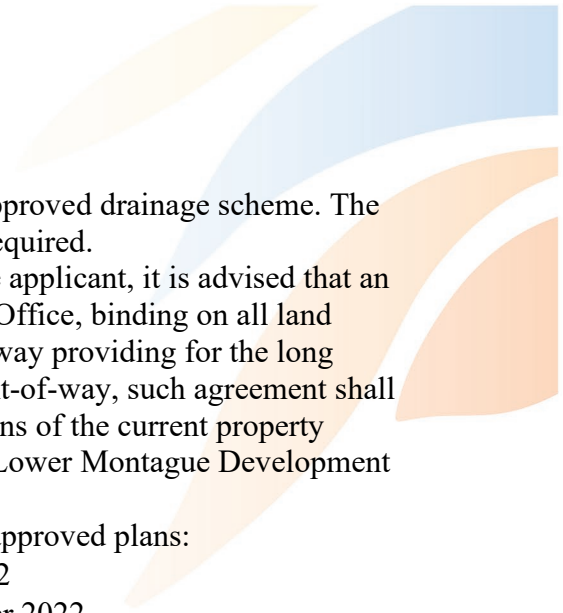
- **Subdivision Application - Case 86.22.SDL, PIDs 194068, 194076, 925388, Douses Road, Montague**
 - THAT council grant preliminary approval for the 16 Lot Subdivision on Douses Road, Montague PID's 194068, 194076 & 925388 with the following conditions.
 - Condition 1: Approval in principle shall be effective for a period of 6 months unless upon application for an extension is granted by the development officer.
 - Condition 2: The road shall be constructed by the developer in accordance with the standards established by the Provincial Government for Public Roads. 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.
 - Condition 3: Final subdivision approval shall be granted by the development officer only after the applicant has complied fully with all applicable requirements of this Section and has submitted five (5) 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.
 - Condition 4: The Development Officer, on behalf of Council, shall give notice of final approval of a subdivision in writing to the applicant. Council shall place its approval stamp on the five (5) copies of the survey plan and shall return one copy to the applicant.
 - Condition 5: All conditions contained within the Amended Development Control Contract between Council and the developer have been met to Council's satisfaction, and all the costs associated with said conditions have been paid. Cost of amending agreement will come at the cost of the developer.

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- Condition 6: Final approval of a subdivision plan shall not be given by Council until:
 - A. the survey plan has been submitted for recommendations to any appropriate provincial or federal government departments.
 - B. any other pertinent documents have been prepared and concluded to the satisfaction of Council.
 - C. all transactions involving the transfer of money or land in conjunction with the subdivision of land have been secured to the satisfaction of Council.

 - **Development Application - Case 02.23.DEP, PID 252346, 234 Jack Annear Cresnet, Lower Montague**
 - THAT council approve the special development permit at 234 Jack Annear Cres, Lower Montague – PID 252346 to locate a 384 sq. ft accessory structure in a front yard.
 - Condition 1: Plans Condition – Development Permit Application Jan 19 (rev 2)

 - **Development Application - Case 04.23.DEP, PID 196840, 31 Riverside Drive, Montague**
 - THAT council approve the 13 Rooftop Solar Panels at 31 Riverside Dr. Montague, PID196840.
 - 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 display permit must be posted at the site during the construction period and must be properly maintained in a location easily visible for viewing.
 - Condition 4: The following constitutes the approved plans:
 1. Development permit application form dated, 19 December 2022
 2. Load Report dated 3 November 2022
 3. Layout and roof plan dated 3 November 2022
 4. Framing section and site plan dated 3 November 2022

 - **Development Application - Case 06.23.DEP, PID 193409, Lot 06-10 Robin Cres., Lower Montague**
 - THAT council approve the erection of a dwelling at lot 6-10 Robin Cres. L. Montague. PID 193409
 - Condition 1: Prior to issuing a development permit a drainage plan shall be submitted for approval by the planning & development officer.
 - Condition 2: Prior to construction and prior to the establishment of a lawn, silt controls in the form of numerous strawbale filters shall be in the



swales (drainage routes) identified on the approved drainage scheme. The installation and use of a silt fence shall be required.

- Condition 3: For future consideration by the applicant, it is advised that an agreement is registered in the PEI Registry Office, binding on all land owners abutting or fronting on the right-of-way providing for the long term ownership and maintenance of the right-of-way, such agreement shall be binding on all heirs, successors and assigns of the current property owners, as suggested in the Community of Lower Montague Development Bylaw at part 4.12(iii).
 - Condition 4: The following constitutes the approved plans:
 - Plan 2190SE dated 9 December 2022
 - Application form dated 28 November 2022
 - Site plan (revised) dated 21 December 2022
- **Consolidation Application - Case 12.23.SVC, PID 170597, 1 Richmond Street, Georgetown**
 - THAT council approve the Consolidation of PID 170597 on the following conditions.
 - Condition 1: That 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.
 - Condition 2: The following constitutes the approved plans.
 - Lot Consolidation Application – dated, August 3, 2022
 - Preliminary Plan, drawing number 22400 – dated, January 9, 2023

