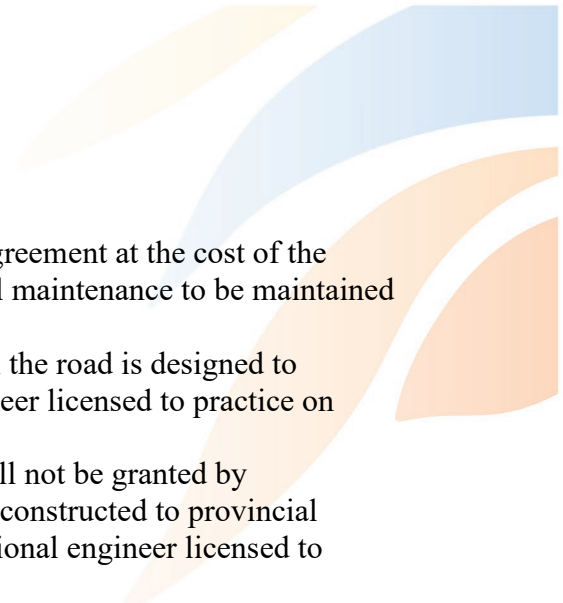

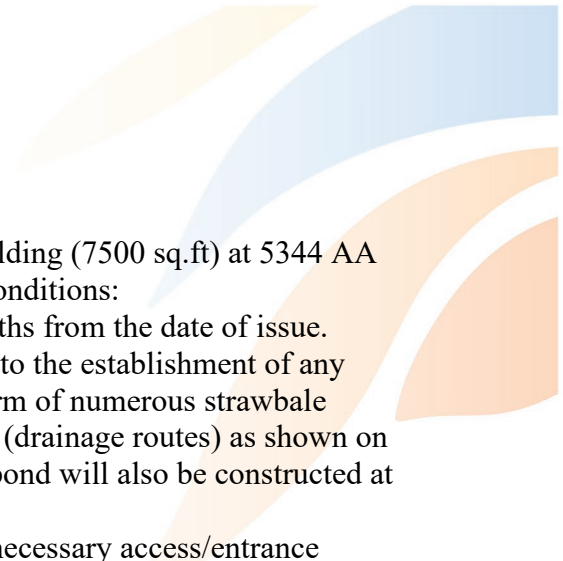


The following applications were approved by the Town of Three Rivers Council at the Regular Council Meeting held on October 10, 2023:

- **Subdivision Application - Case 101.23.SVC, PID 255042, Route 17, Albion**
 - THAT Council grant preliminary approval for the 13 Lot Subdivision on Route 17, Albion PID 255042 with the following conditions:
 - Condition 1: An Environmental Impact Assessment is completed if required by Department of Environment.
 - Condition 2: Site suitability assessment is completed on all lots before road design or construction of road has commenced. Lots are categorized and meet Minimum lot area and lot width requirements for lots on private services.
 - Condition 3: No work shall commence until the road is designed to provincial standards by a professional engineer licensed to practice on Prince Edward Island.
 - Condition 4: The road shall be constructed by the developer in accordance with the standards established by the Provincial Government. Final subdivision approval shall not be granted by development officer until the road has been constructed and certified by a professional engineer licensed to practice on Prince Edward Island.
 - Condition 5: Landscaping plan for the parks & open space showing location of trail, multi purpose grassed area & swing set to be shown on final survey plans.
 - Condition 6: Completion of development agreement at the cost of the developer to include road & open space trail maintenance to be maintained by developer/home owners association.
 - Condition 7: Final subdivision approval shall be granted by Development Officer only where the developer has complied with all applicable requirements of this Bylaw and has submitted five copies of a final subdivision plan showing all lots pinned and certified by a surveyor registered to practice in Prince Edward Island.
 - Condition 8: The Development Officer shall give notice of final approval of a subdivision in writing and shall place the Town's seal on the five copies of the subdivision plan and shall return one copy to the applicant.
 - Condition 9: Final approval of a subdivision plan shall not be given by development officer until all conditions have been discharged:
 - (a) the survey plan has been submitted for recommendations to any appropriate provincial or federal government departments.

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- Condition 3) Completion of development agreement at the cost of the developer to include road & open space trail maintenance to be maintained by developer/home owners association.
 - Condition 4) No work shall commence until the road is designed to provincial standards by a professional engineer licensed to practice on Prince Edward Island.
 - Condition 5) Final subdivision approval shall not be granted by development officer until the road has been constructed to provincial standard and has been certified by a professional engineer licensed to practice on Prince Edward Island.
 - Condition 6) Final subdivision approval shall be granted by Development Officer only where the developer has complied with all applicable requirements of this Bylaw and has submitted five copies of a final subdivision plan showing all lots pinned and certified by a surveyor registered to practice in Prince Edward Island.
 - Condition 7) The Development Officer shall give notice of final approval of a subdivision in writing and shall place the Town's seal on the five copies of the subdivision plan and shall return one copy to the applicant.
 - Condition 8) Final approval of a subdivision plan shall not be given by development officer until all conditions have been discharged:
 - (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 development officer.
- **Development Application - Case 136.23.DEP, PID 803411, 1069 Valleyfield Road, Valleyfield**
 - THAT Council approve the special permit use application for a 64' by 36' Warehouse on 1069 Valleyfield Road, PID 803411 with the following conditions:
 - Condition 1: The permit is valid for 12 months from the date of issue.
 - 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).
 - Condition 3: Plans Condition
 - Development Permit Application submitted September 8, 2023
 - Site Plan submitted, September 8, 2023
 - Elevation Plan Submitted September 8, 2023
 - Development Application - Case 144.23.DEP, PID 199018, 5344 AA MacDonald Highway, Montague
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- THAT Council approve the 5 Unit Commercial building (7500 sq.ft) at 5344 AA MacDonald Hwy PID 199018 with the following conditions:
 - Condition 1: The permit is valid for 12 months from the date of issue.
 - Condition 2: Prior to construction and prior to the establishment of any soft/hard landscaping, silt controls in the form of numerous strawbale filters and silt fencing shall be in the swales (drainage routes) as shown on the erosion control site plan. The retention pond will also be constructed at this time.
 - Condition 3: The applicant will obtain any necessary access/entrance permits from the Department of Transport and Infrastructure prior to construction.
 - Condition 4: Details of a waste and recycling area, which shall be screened by fencing, shall be submitted to the development officer for approval.
 - Condition 5: Plans Condition
 - Completed application form received September 19, 2023
 - Drawings A000, A001, A030, A100, A200, C1, S1, S2, S3 received September 19, 2023
 - Silt/erosion protection received September 19, 2023
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