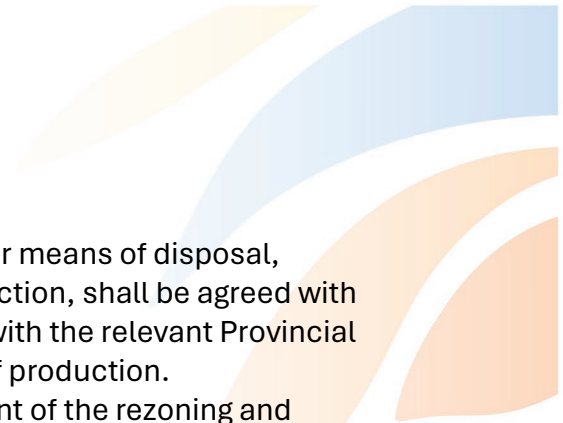


The following application was approved by the Town of Three Rivers Council at the Regular Council Meeting held on February 12, 2024:

- **Mixed Application - Case 153.23.MIX, PID's 644344 & 157784, 2642 Seven Mile Rd (Rte 4)**
 - THAT council approve the subdivisions of PID's 644344 and 157784, and the rezoning of subsequent PID 644344 from Agriculture (AG) to Light Industrial (LI) together with the change of use of the agricultural Barn to a light industrial building at 2642 Seven Mile Rd, (Rte 4) subject to the following conditions:
 - Condition 1) That 5 copies of the final subdivision plan showing lots pinned and certified by a surveyor registered to practice in Prince Edward Island be submitted to the development officer within 12 months from the date of issue of preliminary approval.
 - Condition 2) That the rezoning of land identified as Parcel A and Lot 23-1 on the preliminary survey plan, drawing no. 23221, from agriculture (AG) to light industrial (LI) advance to the public meeting and notification stages as set out in the Town of Three Rivers Development Bylaw prior to presentation to Mayor and Council.
 - Condition 3) That the barn shown on preliminary survey plan drawing no. 23221 (parcel A) be permitted a change of use from agricultural barn to a single light industrial building following a permitted rezoning.
 - Condition 4) The light industrial building and land zoned as light industrial (as permitted by condition 2 and 3) be for the production of products by the applicant, RPS Biologiques Inc. only.
 - Condition 5) That outdoor display, outdoor storage, or garbage collection and/or recycling bins shall not be permitted within the front yard of the lot rezoned to light industrial use.
 - Condition 6) Garbage collection and/or recycling bins associated with the light industrial use shall be screened by an opaque fence with a minimum height of 1.8 metres.
 - Condition 7) Any area devoted to outdoor storage, shall not be located within the front yard or within any area protected within and environmental buffer zone of the lot rezoned to light industrial use. Outdoor storage areas shall be screened by an opaque fence with a minimum height of 1.8 metres.

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- Condition 8) Any waste products and their means of disposal, associated with the light industrial production, shall be agreed with the development officer in consultation with the relevant Provincial authorities before the commencement of production.
 - Condition 9) It is a conditional requirement of the rezoning and change of use to Light Industrial that the applicant will obtain an entrance way permit from the Department of Transport and Infrastructure.
 - Condition 10) The permit for a change of use of the agricultural barn to a single light industrial building is valid for 12-months from the date of issue.
 - Condition 11) Plans condition:
 - Completed application form, submitted September 29, 2023
 - Preliminary Survey Plan No. 23221, submitted September 26, 2023
 - RPS Biologiques Inc, supporting planning statement, submitted September 29, 2023
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