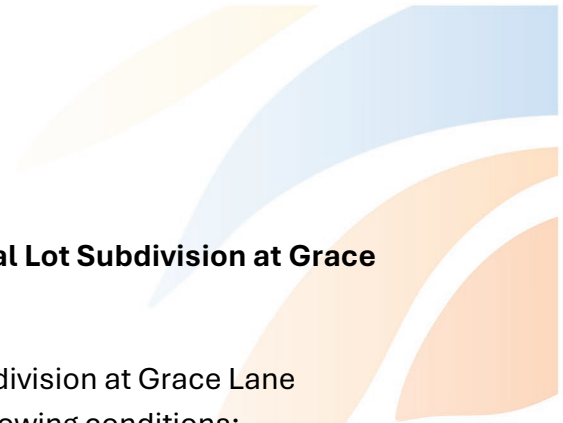



The following applications were approved by the Town of Three Rivers Council at the Regular Council Meeting held on September 9, 2024:

- **Development Application: 136.24.SVC - Subdivision of land to create 20 residential lots and private road, Commercial Cross Road, RTE4, PID 846287**
 - BE IT RESOLVED THAT the subdivision of land to create 20 residential lots and private road, Commercial Cross Road, RTE4, PID 846287 be approved with the following conditions:
 - Condition 1. This preliminary approval expires 24 months from the date of issue.
 - Condition 2. Percolation test results shall be undertaken and supplied to the development officer to confirm minimum lot standards within the Agricultural Zone have been achieved.
 - Condition 3. 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 the Development Officer until the Road has been certified by a professional engineer licensed to practice on Prince Edward Island.
 - Condition 4. The applicant is required to enter into a Development (Subdivision) Agreement required for private road maintenance, a 10% off site open space contribution and the establishment of a homeowner's association to administer road maintenance matters, in addition to any other matters arising from the proposal.
 - Condition 5. Final subdivision approval shall be granted by Development Officer only where the developer has complied with all the requirements of this consent 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.



- **Development Application 140.24.SVC - 16 Residential Lot Subdivision at Grace Lane Montague, PID 197616.**

- BE IT RESOLVED THAT the 16 residential lot subdivision at Grace Lane Montague, PID 197616 be approved with the following conditions:
 - Condition 1: This preliminary approval expires 24 months from the date of issue.
 - Condition 2: All proposed lots shall meet the minimum lot area and lot width for lots on central services in the high-density residential (R3) zone.
 - Condition 3: An open space contribution equal to 10% of the fair market value of land being subdivided to be used for maintenance and upgrades to existing or new open spaces in Three Rivers shall be secured by Development (subdivision) Agreement.
 - Condition 4: A Public Road Agreement must be approved by the Department of Transportation & Infrastructure prior to final approval.
 - Condition 5: 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 the Development Officer until the road has been certified by a professional engineer licensed to practice on Prince Edward Island and all related agreements and consents are completed.
 - 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.
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- **Development Application 151.24.DEP - 28 ft. by 28 ft. Accessory Structure Located in the Front Yard of 1143 Panmure Island, PID 250340**

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- BE IT RESOLVED THAT the development permit application for a 28 ft. by 28 ft. Accessory Structure Located in the Front Yard of 1143 Panmure Island, PID 250340 be approved with the following conditions:
 - 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 following constitutes the approved plans:
 - Development Permit Application Received, August 6, 2024
 - Elevation Plan Received, August 6, 2024
 - Site Plan Received, August 6, 2024

