

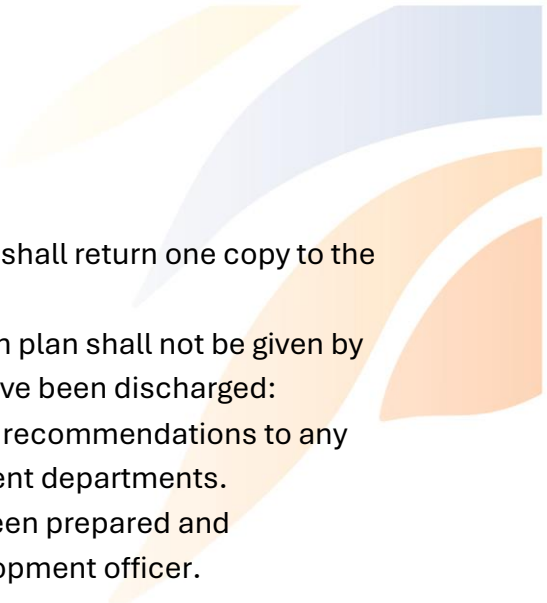


The following applications were approved by the Town of Three Rivers Council at the Regular Council Meeting held on November 12, 2024:

- **Development Application: 172.24.DEP - A Multi unit development with 12 residential units on 4507 Alleys Mill Rd - Rte 4, PID 662205**
 - BE IT RESOLVED THAT the Multi unit development with 12 residential units on 4507 Alleys Mill Rd - Rte 4, PID 662205 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 to the approved plans must be submitted to the Development Officer for approval.
 - Condition 3: Prior to construction a drainage and erosion control plan shall be submitted to the Development Officer for approval.
 - Condition 4: Prior to construction a drainage and erosion control plan shall be implemented.
 - Condition 5: Parking lot layout plan showing a minimum of 2 spaces per unit.
 - Condition 6: The applicant is required to obtain an entrance permit from the Department of Transportation, Infrastructure and Energy.
 - Condition 7: Provide the development officer a septic design plan that has been certified by a professional engineer licensed to practice on Prince Edward Island and approved by Department of Environment, Energy and Climate Action.
 - Condition 8: All Buildings located in the buffer zone must receive a buffer zone permit or Department of Environments approval.
 - Condition 9: The following constitutes the approved plans:
 - Development permit application form dated, Sept 9, 2024
 - Drawings: A1.00, A2.01, A2.20, A4.00, A5.01, A6.01, S1
 - Site Plan Received October 18, 2024

- **Development Application 180.24.SVC - 14 Residential Lot Subdivision on Queens Rd, Rte 210, PID's 998484, 128272.**

- BE IT RESOLVED THAT a 14 residential lot subdivision located on Queens Road, Rte 210 PID's 998484, 128272 be approved with the following conditions:
 - Condition 1: An Environmental Impact Assessment is completed if required by Department of Environment.
 - Condition 2: Prior to construction, silt controls in the form of numerous strawbale filters and silt fence shall be in the swales (drainage routes). The installation and maintenance of the silt fence shall be required and remain in place until the road is finished with a stable surface and grass is fully established in the subdivision ditches.
 - Condition 3: Site suitability assessment is completed on all lots before final survey plan is completed. Lots are categorized and meet Minimum lot area and lot width requirements for lots on private services.
 - Condition 4: Completion of development agreement at the cost of the developer to include road & open space trail maintenance to be maintained by developer/homeowners' association.
 - Condition 5: No road work shall commence until the road is designed to provincial standards by a professional engineer licensed to practice on Prince Edward Island.
 - Condition 6: 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 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.
 - (b) Any other pertinent documents have been prepared and concluded to the satisfaction of the development officer.

- **Development Application 183.24.VAR - Major variance (up to 97.6%) to accommodate a future dwelling development on 29 Snugburry Cres. L. Montague, PID's 630541 & 465898**

- BE IT RESOLVED THAT a major variance proposal (up to a 96.7%) at 29 Snugburry Cres. L. Montague. PID's 630541 & 465898 be approved with the following conditions:
 - Condition 1: The Variance will expire within 12 months of the date of approval.
 - Condition 2: This variance does not permit any form of dwelling or consolidation of land parcels (separate submission to be made).
 - Condition 3: Approved Documents:
 - Application form dated September 18, 2024
 - Conceptual layout plan submitted September 18, 2024
 - Supporting statement of the applicant submitted September 18, 2024
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