



Land and
Environment

Terres et
Environnement



Office of the Minister
PO Box 2000, Charlottetown
Prince Edward Island
Canada C1A 7N8

Bureau du ministre
C.P. 2000, Charlottetown
Île-du-Prince-Édouard
Canada C1A 7N8

July 30, 2026

John Jamieson, CAO
Town of Three Rivers
172 Fraser Street, PO Box 546
Montague, PE COA 1R0

Dear Mr. Jamieson:

RE: Amendments to Town of Three Rivers Development Bylaw

(Province : TR2025A; Municipality: BYLAW # 2024-05)

I am pleased to advise that I have approved the following amendment:

Development Bylaw Amendment (2024-05, Adopted December 16, 2024) which pertains to housekeeping amendments. The housekeeping amendments pertained to changes to the definition section, administration changes related to industrial, residential, institutional zones, subdivision regulations, multi-unit regs, RV/Trailer regs, application requirements, variance, non-conforming uses, housing accelerator funding requirements for densification and subdivision, accessory dwelling units, septic tie-ins, amending thresholds, changes to height regulations, numerical, spelling, grammar, and general formatting.

Please note that the effective date of the amendment is the date of my signature. It is important to note that all applicable bylaws, regulations, and policies will apply at the Development and Building Permit stage.

Yours truly,

Hon. Darlene Compton
Minister of Land and Environment

Encl.

FIRST READING:

The Three Rivers Development Bylaw, Bylaw 2024-05 as amended, was read a first time by a majority of the Councillors present at the Regular Council Meeting held on the 9th day of December, 2024.

The Three Rivers Development Bylaw, Bylaw 2024-05 as amended, was approved by a majority of the Councillors present at the Regular Council Meeting held on the 9th day of December, 2024.

SECOND READING:

The Three Rivers Development Bylaw, Bylaw 2024-05 as amended December 9, 2024, was read a second time by a majority of the Councillors present at the Special Council Meeting held on the 16th day of December, 2024.

The Three Rivers Development Bylaw, Bylaw 2024-05 as amended December 9, 2024, was approved by a majority of the Councillors present at the Special Council Meeting held on the 16th day of December, 2024.

APPROVAL AND ADOPTION BY COUNCIL:

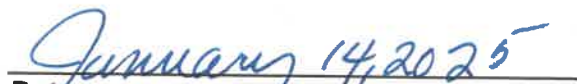
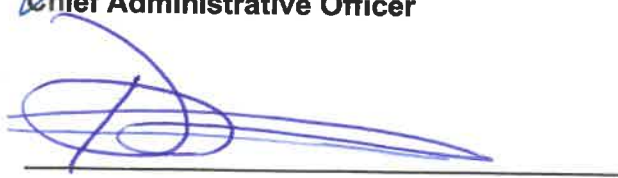
The Three Rivers Development Bylaw, Bylaw 2024-05 as amended December 9, 2024, was adopted by a majority of the Councillors present at the Special Council Meeting held on the 16th day of December, 2024.



Debbie Johnston, Mayor


John Jamieson
Chief Administrative Officer

This Development Bylaw adopted by the Council of the Town of Three Rivers on the 16th day of December, 2024 is certified to be a true copy.


John Jamieson
Chief Administrative Officer
Date January 14, 2025
Minister of Land and Environment
Date July 30/26

The Amended Three Rivers Development Bylaw #2023-02

Amended on July 30, 2026

Definitions Section 2

Definition: Accessory dwelling unit

"Accessory dwelling unit" means an independent dwelling unit, located on the same lot or parcel of land as an existing single-unit dwelling, that is i. an accessory apartment, ii a secondary suite.

Definition: Conservation related uses

"Conservation related uses" means the use of land for a comprehensive management and maintenance program whose goal is the preservation, protection and improvement of the components of the natural environment.

Definition: Drive through facility

"Drive-through facility" means a premises operating without internal customer service areas/internal retailing, used to provide or dispense products or services through an attendant window or an automated machine, to persons remaining in vehicles that are in a designated queuing space.

Definition: Group Home

"Group home" means a residence for the accommodation of persons, exclusive of staff, living under supervision in a single housekeeping unit and who, by reason of their emotional, mental, social or physical condition or legal status, require a group living arrangement for their well-being.

Definition: Institutional Use

"Institutional Use" means any educational or religious use (with or without dormitory accommodation), museum, public library, fire or police station, public works, Hospital, and Community Buildings, recreational, cultural or Open Space use.

Definition: Museum

"Museum" means a building in which objects of historical, scientific, artistic or cultural interest are stored and exhibited.

Definition: Ornamental structure

“Ornamental Structure” means pergolas, arbors, trellis, planting boxes or other similar structures, intended to specifically enhance the appearance of a garden or which has a function relating to the use of outdoor space, but not including dwellings, garages, carports, sheds or other accessory structures.

Definition: Place of assembly

“Place of assembly” means land, buildings or structures, where people gather for a variety of activities, such as civic, cultural, educational or social events.

Definition: Plant Nursery

“Plant Nursery” means the use of land, buildings or structures, or portions thereof, where trees, shrubs or other plants are grown for the purpose of retail or wholesale trade. A Plant Nursery may include the accessory sale of soil, planting materials, fertilizers, garden equipment, ornaments and similar material.

Definition: School

“School” means both the educational institution and, building designed to provide learning spaces, in learning environments, for the teaching of students. May or may not include dormitories.

Administration Section 3

3.1. Administration

Proposal: Increase desk level for Industrial use to up to 2000sq.ft

- b) New buildings or structures, or expansions to existing buildings or structures, for industrial uses over 2000 sq.ft

3.1(d) Development Permit Not Required

Proposal: All development in the Institutional Zone must go to PB & TC except permitted development listed in section 3.2.2

- d) New buildings or structures, or expansions to existing buildings or structures, for institutional uses and institutional zones with the exception of development listed under section 3.2.2, where such development does not require a permit, but must comply with applicable provisions of this Bylaw.

3.2.3. Applications for Development Permit

Proposal: Changes to application submission requirements – additions and removal.

- e) The proposed use of the lot and building or structure; and
- f) Any other supporting information the Development Officer deems necessary to determine whether the proposed development complies with the requirements of this Bylaw, including but not limited to, measured surveys, drainage and erosion control, detailed written descriptions, reports and assessments. The stormwater drainage pattern and stormwater management plan.
- g) The measures undertaken to demonstrate flood resilient design when the development officer deems necessary, or where residential development is located within the Rising Sea Level Impact Overlay (RSLIO).

3.2.3. Applications for Development Permit

Proposal: Removal of particular survey requirements from part 5

- The area of the lot to be developed is less than 4 hectares (9.9 acres); or

3.5. Rezoning and Bylaw Amendments

Proposal: Change to procedure

- 1)Rezoning and Bylaw Amendments 1) A developer or owner seeking to rezone a parcel of land or to request site-specific amendments to provisions of this Bylaw shall complete and submit a completed development permit application form, authorized by the Development Officer.

Reference: 3.7. Application Fee & Payment

Proposal: Fee and penalties implemented for development non-compliance

- Every application for a Development Permit, Demolition Permit, Rezoning, Variance, or Amendment to Development Agreement shall be accompanied by payment for the required fee in accordance with the Town of Three Rivers Municipal Fees Bylaw.

2) Development which has been commenced without the relevant permit shall be subject to double the scheduled fee.
3) Any development scheme that has not been constructed in accordance with approved plans shall be subject to double the scheduled application fee, where a new application is deemed required.

3.9. Bylaw Appeal

Proposal: Change to procedure

- 6) Despite the provisions of this section, no appeal may be filed respecting a decision of Development Officer respecting:
- The final approval of a subdivision or Development Permit within a resort development, where the grounds for the appeal are matters that could have been heard and determined at the stage of preliminary approval of that subdivision, or development.

General Provisions For All Zones Section 5

5.2 Accessory Buildings and Structures (part 4 - pg 28)

Proposal: Accessory Buildings allowed in front yard, set back requirement changed and added minimum Lot Line Setback to table

- b) Be located closer than 1.2 metres (3.94 ft.) to any lot line.
- c) Be located within 1.8 metres (5.9 ft.) of a main building.

Minimum Lot Line Setback	1.2 metre (3.94ft.)
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5.2 Accessory Buildings and Structures (part 8 - pg 29)

Proposal: Development Officer can approve accessory building in the front yard

- 8) A Development Permit may be issued by the Development Officer for an Accessory Building located within the Front Yard or Flanking Yard, or prior to the construction of the main building, where the building will have the general standard, use and appearance compatible with main buildings or structures subject to conditions imposed.

5.15.2 Secondary Suites (part 3 - pg 32)

Proposal: No longer mandatory for secondary suite to share well and septic

- 3) The secondary suite is encouraged to share the same water and sanitary services as the dwelling unit where feasible.

Reference: 5.17 Accessory Buildings and Structures (part 4-pg 33)

Proposal: Added the following

- 4) Structural alterations that would increase the exterior dimensions, of a building or structure while a non-conforming use may be permitted by Council subject to the following criteria:
the enlargement or expansion does not increase the level of non-compliance.
- b) the development and the conditions placed upon it are consistent with the criteria for the applicable use.
- c) The development is consistent with all applicable requirements of this Bylaw necessary for the issuance of a development permit,
- d) In the opinion of Council, the development does not cause any hardship to surrounding property owners due to excessive noise, visual impacts, traffic congestion or any other potential nuisance.
- e) That property owners within 150m (492.1ft) of the subject property are notified in writing with the details of the proposed development and asked to provide their comments.
- f) A public meeting is held to allow the developer to present the development proposal to residents to obtain their input; and
- g) At least seven clear days prior to the meeting, publish a notice in the newspaper circulating in the area, the time, date, location, and details of the meeting.

Zoning Provisions Section 6

6.1 Agricultural Zone (Ag)

Proposal:

- Added Duplex dwelling, Recreational Use to Permitted Use List
- Changed Max. height to 12.8 metres (42ft)
- Added Multi-unit dwelling & Row dwellings to Special Permit Use

6.2 Rural (RU)

Proposal:

- Removed Multi-unit dwelling from Permitted Use List
- Changed Max. height to 12.8 metres (42ft)
- Added Multi-unit dwelling to Special Permit Use

6.3 Rural Residential (RR)

Proposal:

- Added Recreational Use to Permitted Use List

- Removed Multi-unit dwelling from Permitted Use List
- Changed Max. height to 12.8 metres (42ft)
- Added Multi-unit dwelling to Special Permit Use

6.4 Low-Density Residential Zone (R1)

Proposal:

Max height on both Central & Private Services changed to 12.8 metres (42ft)

6.5 Medium-Density Residential Zone (R2)

Proposal:

- Max height on both Central & Private Services changed to 12.8 metres (42ft)

6.6 High-Density Residential Zone (R3)

Proposal:

- Removed Apartment dwelling from Permitted Uses List
- Max height changed to 6 storeys

6.8 Mixed Use Zone (MU)

Proposal:

- Removed Apartment dwelling from Permitted Uses List
- Added school to Permitted Uses List
- Max height changed to 6 storeys (Central Services) and 12.8 metres (42ft) for Private or Partial Services

6.9 Highway Commercial Zone (HC)

Proposal:

- Max height changed to 6 storeys on Central Services and 12.8 metres (42ft) on private services

6.10 Community Zone (C)

Proposal:

- Max height changed to 12.8 Metres (42ft.) for both Private and Central Services

6.10 Community Zone (C)

Proposal:

- Added Single unit dwelling to Permitted Used list

6.11 Institutional Zone (I)

Proposal:

- Max height changed to 12.8 metres (42ft) on both central and private services.

6.12 Light Industrial Zone (LI)

Proposal:

- Added Light Industrial Use to the Permitted Use list.
- Max height changed to 12.8 metres (42ft) for both Central Services and Private Services

6.13 Heavy Industrial Zone (HI)

Proposal:

- Max height changed to 12.8 metres (42ft) on central services and private services.

6.14 Resource Extraction Zone (RE)

Proposal:

- Max height changed to 12.8 metres (42ft) for both central and private services.

6.15. Parks and Open Space Zone (OS)

Proposal:

- Max height changed to 12.8 metres (42ft) on both central and private services.

General Provisions for Subdividing Land Section 7

7.4. Subdivision Procedure

Proposal: Added the following

3) Where a subdivision would result in one or more lots of 10 acres or more, a plan of subdivision drawn accurately to scale on a provincial property map may be submitted in lieu of a certified survey plan for those lots that will be 10 acres or greater in area. A certified survey plan shall not be required for the remaining portion of the original parcel from which a parcel was created from, resulting in one or more lot(s) of 10 or more acres.

7.8. Residential Panhandle Lot

Proposal: Added the following

- 1) Where a lot is proposed to be subdivided from an existing parcel of land that is not a panhandle lot, and the proposed lot does not have the minimum required frontage on a public road, it may be approved as a panhandle lot where:
 - a. The lot will include vehicular access to a public road by way of a driveway that is part of the lot, or an exclusive right-of-way that is registered over an adjacent parcel.
 - b. The access driveway or right-of-way has a minimum width of 7.3 metres (24 feet);
 - c. No other panhandle lot has been subdivided from the existing parcel of land.
 - d. The lot and the remnant parcel meet all the requirements of this Bylaw.
 - e. The area of the access driveway or right-of-way portion of a panhandle lot shall not be included in the minimum lot area requirements as set out in Appendix A.
 - f. A lot that has been approved as a panhandle lot may not be further subdivided.

Parking Requirements Section 8

8.2. Loading Zones

Proposal: Added and amended the following

- 1) For development proposing 185.8 sq.m (2000 sq.ft.) (or above) of commercial floor space, including hotels, motels, restaurants, warehouse & storage facilities minimum of one loading bay may be required.

8.3. Parking Lot Standards

Proposal: Added the following

- 4) A parking space shall measure 3 metres x 6.1 metres (10ft x 20ft) exclusive of driveways, and maneuvering aisles, except for parallel parking spaces, which shall be 2.4 metres x 6.1 metres (8ft x 20ft).
- 5) Where a property is required to provide off-street parking by this Bylaw, an owner or occupier of that property may request, in lieu of providing off-street parking spaces, pay to the Town the sum of \$1,500.00 per required off-street parking space. The money received as cash-in-lieu of parking will be included within a dedicated Town reserve fund to be used towards local

transportation improvements by the Town that encourage non automotive transportation. No more that 10% of the required parking space may be submitted as cash-in.