

Rezoning Application

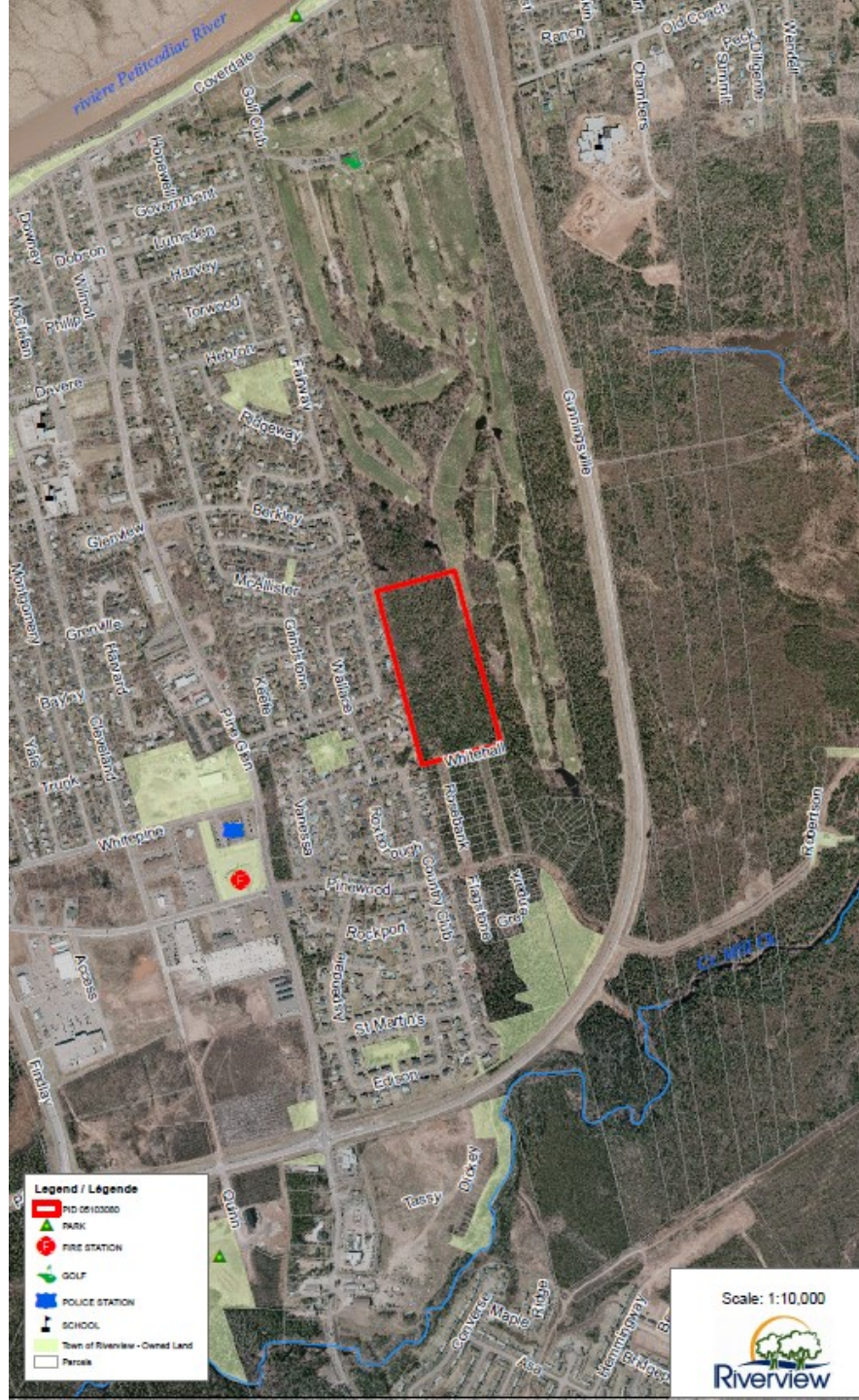
Zoning By-law 300-7-1

To rezone property at PID 05103080, Rosebank Crescent from R-1 (Single Unit Dwelling) to R-2 (Two Unit Dwelling)

DATE: February 11, 2019



Context Map



Aerial Location Map



CONCEPTUAL PLAN

ROSEBANK CRESCENT

FAIRVIEW, NEW BRUNSWICK

LEGEND

- 30' Semi-Detached 40
- 34' Semi-Detached 48
- 38' Semi-Detached 22
- Existing/ Planted Vegetation

DATE
November 2018

SCALE
NTS



THE FAIRWAYS
A CLAYTON COMMUNITY
Clayton

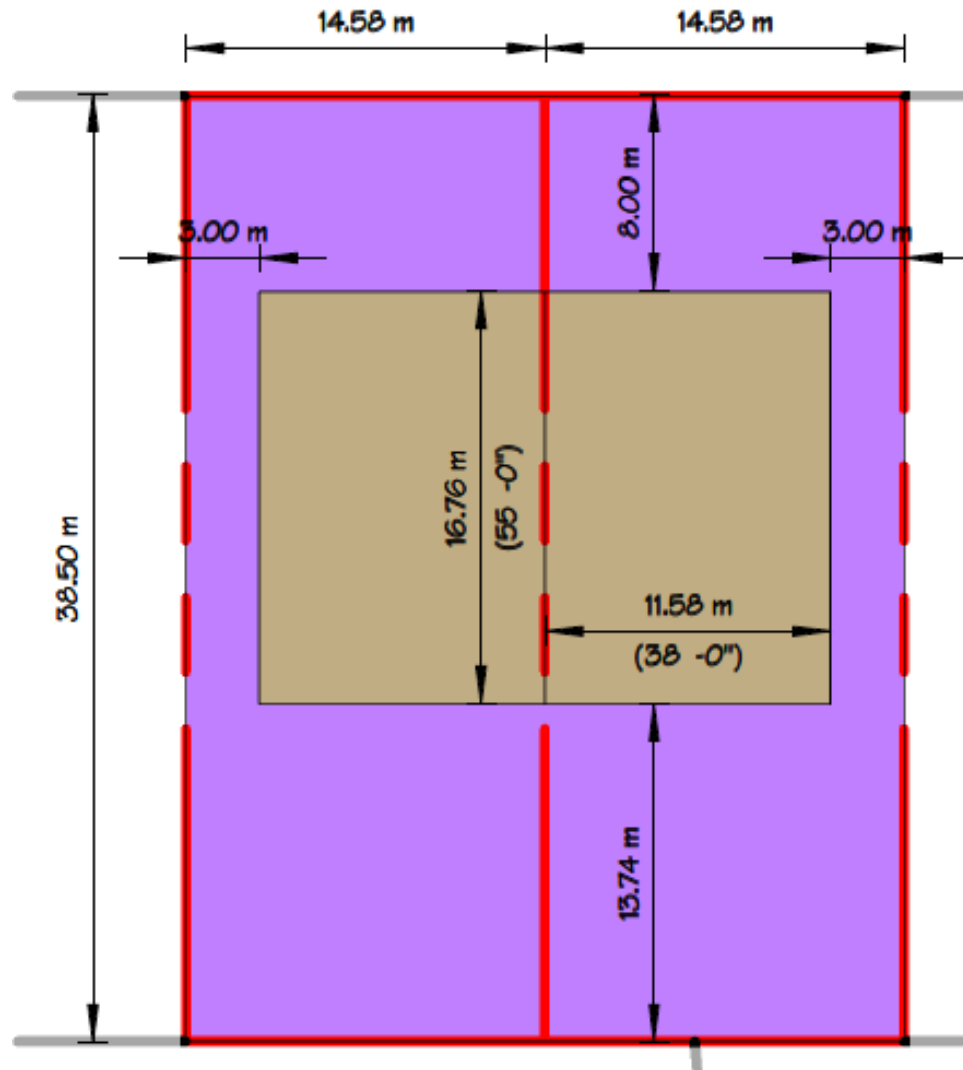
GOLF COURSE

ROSEBANK CRESCENT

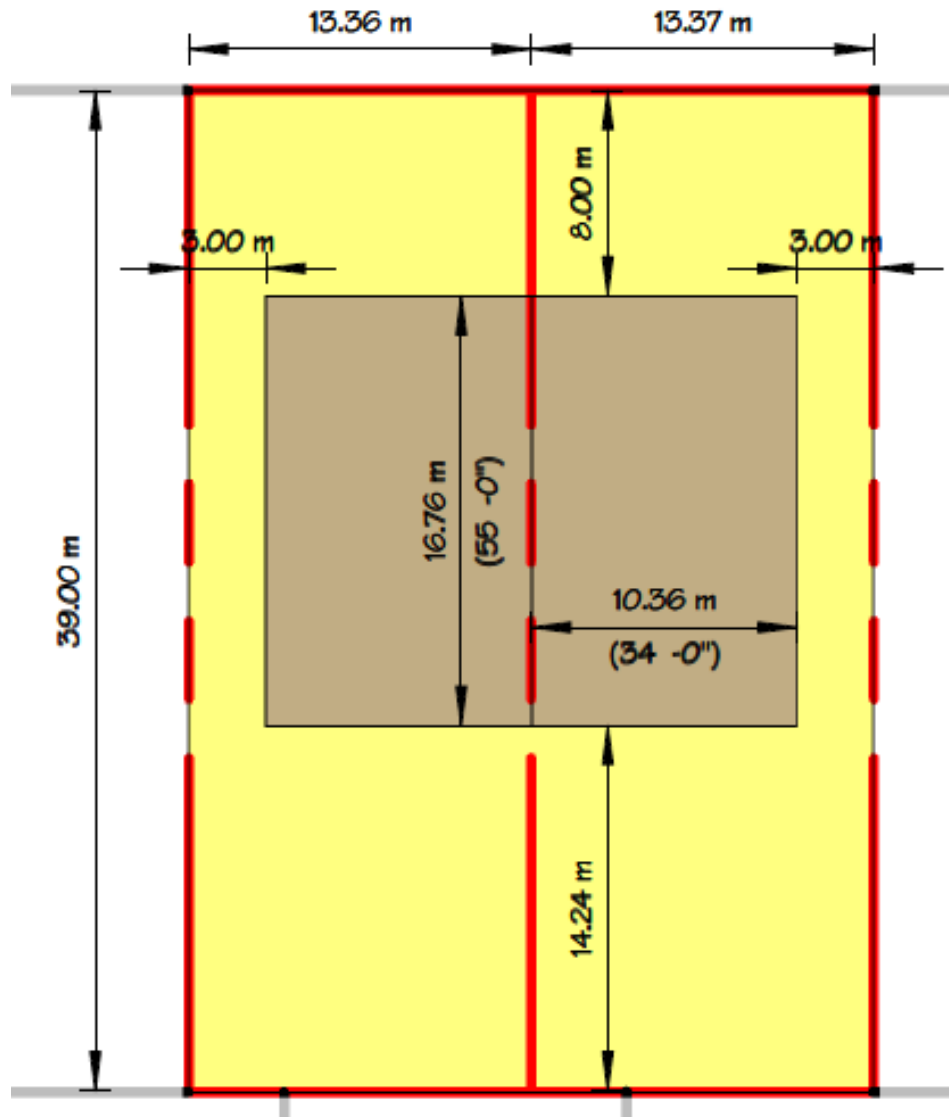
MCALLISTER ROAD

WHITEHALL TERRACE

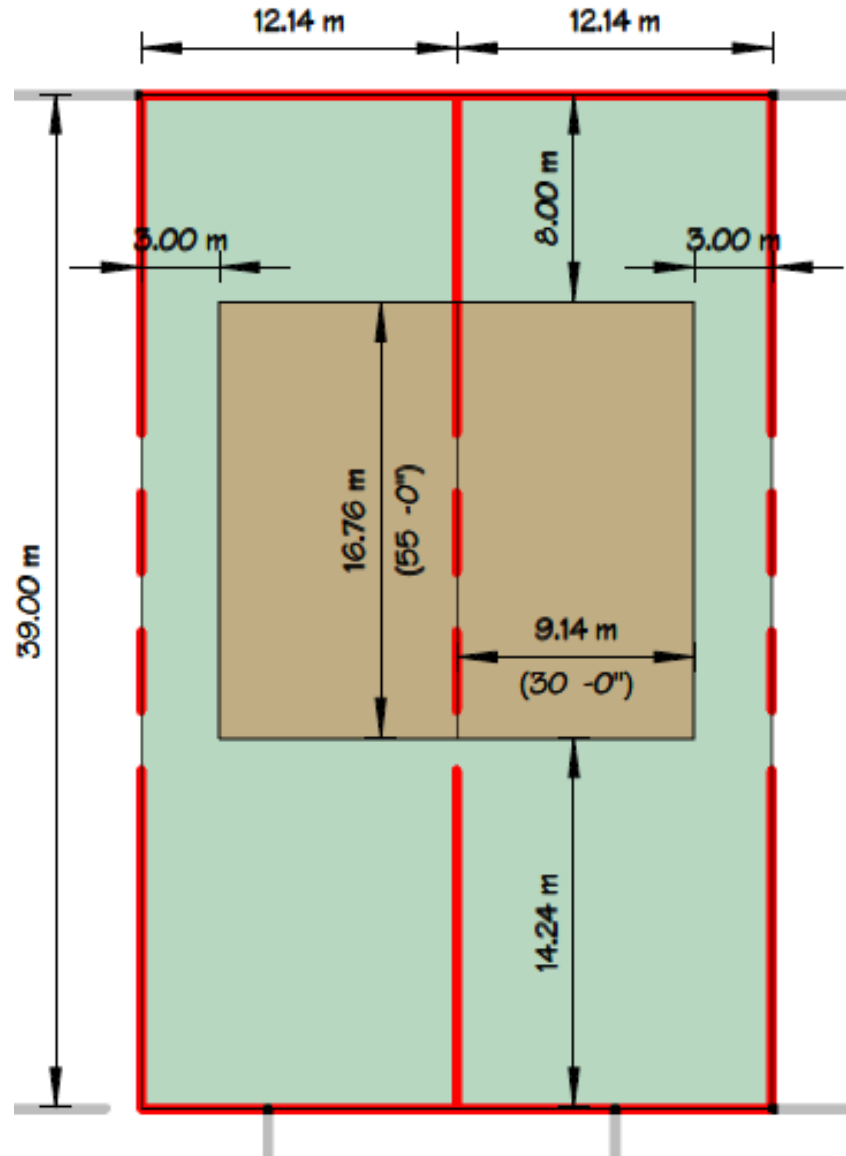
Individual unit types



Individual unit types



Individual unit types







Recommendation

That Riverview Town Council proceed with the Zoning By-law amendment being 300-7-1 and:

- That a public hearing be set for March 11, 2019; and
- That By-law 300-7-1 be referred to the Planning Advisory Committee for its written views.



Recommendation

The rezoning, if approved, should be subject to a conditional zoning agreement, including but not limited to:

- 1) All semi-detached dwellings shall generally conform to the following design criteria:
 - a. Architectural detailing including but not limited to lintels, pediments, pilasters, columns, porticos, overhangs, cornerboards, frieze and fascia boards shall be incorporated;
 - b. Architectural treatment shall be continued around the side of the building for corner units;



Recommendation

- c. Propane tanks and electrical transformers and all other exterior utility boxes shall be located and secured in accordance with the applicable approval agencies. These facilities shall be screened by means of opaque fencing, structural walls or suitable landscaping;
- d. Any exposed lumber on the front façade shall be painted or stained;
- e. Any exposed foundation in excess of 1 metre shall be architecturally detailed, veneered with stone or brick, painted, stucco or an equivalent; and



Recommendation

f. A minimum 50% of the front elevation shall consist of masonry treatment or other similar product.

2) That a 5 metre treed buffer be maintained along the rear lot line of the western property boundary to screen the new lots from existing homes on McAllister Road, as shown on Schedule B;

3) That a treed buffer be maintained between the existing Rosebank Crescent and the extension of Rosebank Crescent as shown on Schedule B;

4) That the lots located on the western portion of Rosebank (both sides of the street) be limited to one storey; and



Recommendation

5) That the development be carried out in substantial conformance with the plans and drawings submitted.