

# TOWN OF RIVERVIEW

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**Zoning By-law Amendment 300-7-9**

**Committee of the Whole  
September 26, 2022**



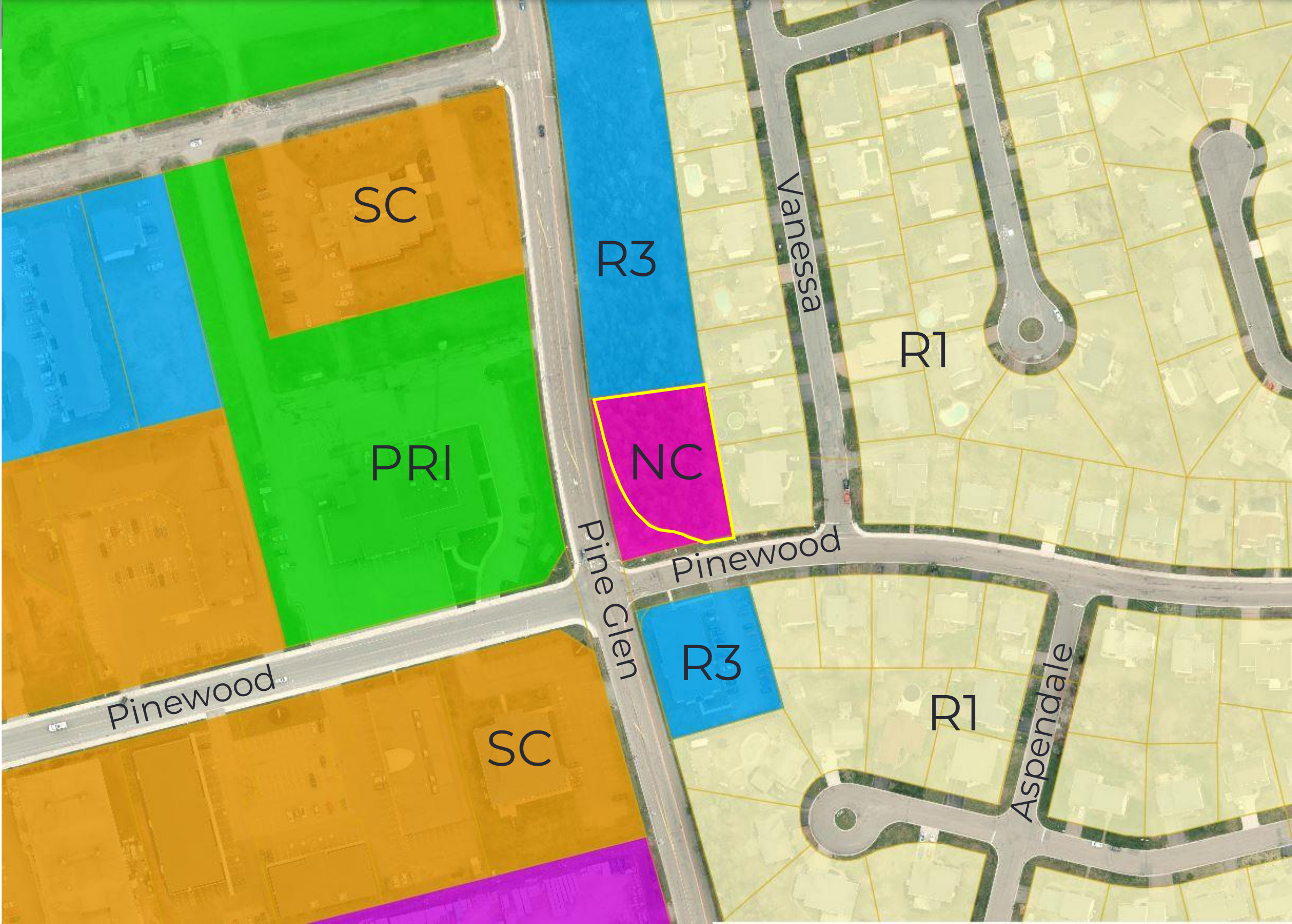
# Application

The proposal is to rezone a portion of PID 05058060 from NC – Neighbourhood Commercial to R3 – Multi-Unit Residential for the purpose of a 12-unit apartment building

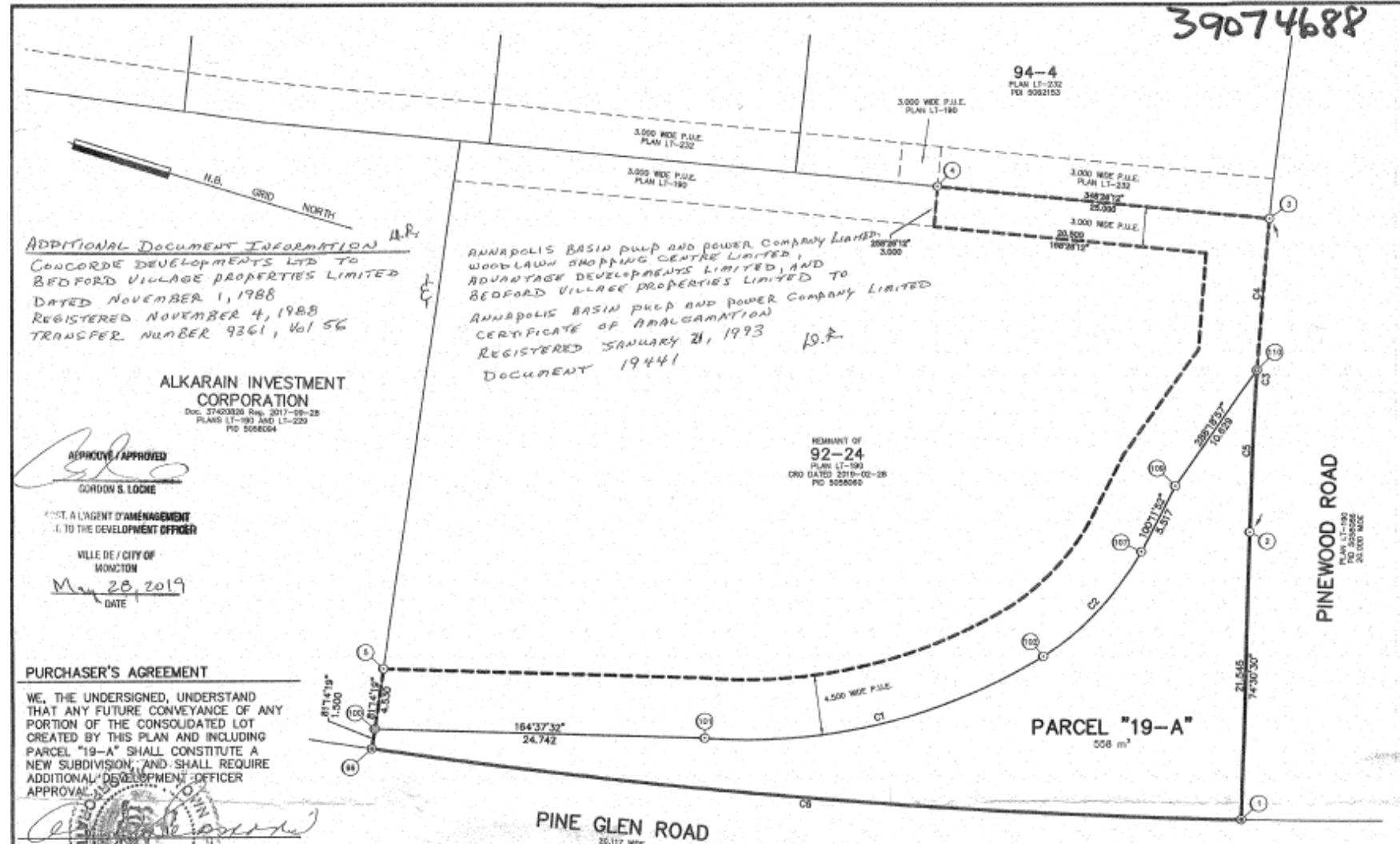
Adjacent PID 05115175 will be removed from zoning map as it is now part of the road network



# Zoning



39074688



**ADDITIONAL DOCUMENT INFORMATION**  
 CONCORDE DEVELOPMENTS LTD TO  
 BEDFORD VILLAGE PROPERTIES LIMITED  
 DATED NOVEMBER 1, 1988  
 REGISTERED NOVEMBER 4, 1988  
 TRANSFER NUMBER 9361, Vol 56

**ALKARAIN INVESTMENT CORPORATION**  
 INC. 27403828 Reg. 2017-09-25  
 PLANS LT-190 AND LT-229  
 PID 5058064

*Gordon S. Locke*  
**GORDON S. LOCKE**  
 AGENT D'AMÉNAGEMENT  
 À LA DÉVELOPPEMENT OFFICER  
 VILLE DE / CITY OF  
 MONCTON  
 May 28, 2019  
 DATE

ANNAPOLIS BASIN PULP AND POWER COMPANY LIMITED,  
 WOODLAWN SHOPPING CENTRE LIMITED,  
 ADVANTAGE DEVELOPMENTS LIMITED, AND  
 BEDFORD VILLAGE PROPERTIES LIMITED TO  
 ANNAPOLIS BASIN PULP AND POWER COMPANY LIMITED  
 CERTIFICATE OF AMALGAMATION  
 REGISTERED JANUARY 21, 1993  
 DOCUMENT 19441

REMNANT OF  
**92-24**  
 PLAN LT-190  
 CRO DATED 2019-02-28  
 PID 5058060

**PURCHASER'S AGREEMENT**  
 WE, THE UNDERSIGNED, UNDERSTAND THAT ANY FUTURE CONVEYANCE OF ANY PORTION OF THE CONSOLIDATED LOT CREATED BY THIS PLAN AND INCLUDING PARCEL "19-A" SHALL CONSTITUTE A NEW SUBDIVISION, AND SHALL REQUIRE ADDITIONAL DEVELOPMENT OFFICER APPROVAL.

*Annette Crumney*  
**ANNETTE CRUMNEY (TOWN CLERK)**  
 FOR: THE TOWN OF RIVERVIEW

1	2632409.180	7451702.481
2	2632429.942	7451708.235
3	2632452.784	7451713.871
4	2632447.773	7451738.163
5	2632401.156	7451767.320
66	2632395.197	7451788.402
70	2632515.287	7451400.315
73	2632913.367	7451846.202
100	2632396.679	7451788.630
101	2632403.238	7451742.774
102	2632416.524	7451720.285
103	2632444.718	7451752.109
107	2632428.170	7451715.569
108	2632430.843	7451737.587
109	2632431.599	7451714.593
110	2632441.890	7451711.282
28155	2628900.997	7455492.126
STATION	EASTING	NORTHING

**N.B. GRID COORDINATE VALUES**  
 ALL COMPUTATIONS PERFORMED AND COORDINATES SHOWN ON THIS PLAN ARE BASED ON THE NEW BRUNSWICK STEREOGRAPHIC DOUBLE PROJECTION AND RADCS (CDRS) AS REALIZED BY SERVICE NEW BRUNSWICK'S HIGH PRECISION NETWORK ACTIVE CONTROL SYSTEM

**UTILITIES APPROVAL**  
 PURSUANT TO SECTION 5 OF "DESIGNATED EASEMENTS REGULATION" 84-217, THE PUBLIC UTILITY EASEMENT ON THIS PLAN VESTS IN NEW BRUNSWICK POWER CORPORATION AND BELL CANADA, WITH THE FILING OF THIS PLAN.

*Francine Pedern* DATED May 15th 2019  
**NEW BRUNSWICK POWER CORPORATION AND BELL CANADA**

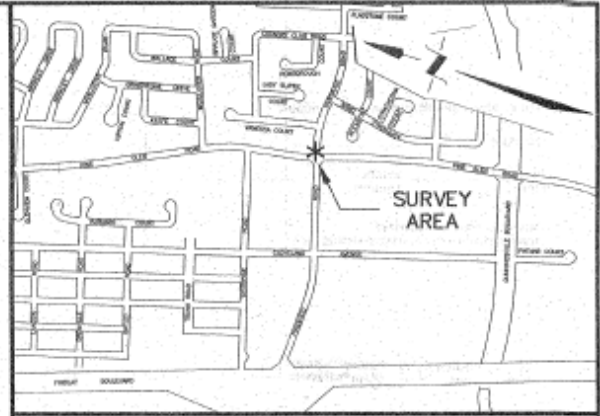
**OWNER'S STATEMENT**  
 I, THE UNDERSIGNED, DO HEREBY CERTIFY THAT I REPRESENT THE REGISTERED OWNERS OF THE PROPERTY BEING SUBDIVIDED HEREON AND DO HEREBY GRANT APPROVAL TO THIS PLAN.

*Archibald Hattie*  
**ARCHIBALD HATTIE, PRESIDENT**  
 FOR: ANNAPOLIS GROUP INC.

**PURPOSE OF PLAN**  
 - TO AMEND LOT 92-24 PLAN LT-190.  
 - TO CREATE PARCEL "19-A" TO BE ADDED AND FORM PART OF PINEWOOD ROAD (PUBLIC).  
 - TO CREATE PUBLIC UTILITY EASEMENTS (P.U.E.) SHOWN THUS ---, PURSUANT TO SECTION 5, REGULATION 84-217, OF THE COMMUNITY PLANNING ACT, 2017.

**DOCUMENT**  
 PID 5058060  
 ANNAPOLIS BASIN PULP AND POWER COMPANY LIMITED AND TIMBERLAND HOLDINGS LIMITED TO ANNAPOLIS BASIN GROUP INCORPORATED CERTIFICATE OF AMALGAMATION REGISTERED DECEMBER 1, 1994 DOCUMENT 24224  
 ANNAPOLIS BASIN GROUP INCORPORATED TO ANNAPOLIS GROUP INC. CERTIFICATE OF NAME CHANGE REGISTERED MARCH 16, 2000 DOCUMENT 10698451  
 CRO DATED: 2019-02-28

**NOTES**  
 - DIRECTIONS ARE N.B. GRID AZIMUTHS DERIVED FROM THE SERVICE NEW BRUNSWICK'S HIGH PRECISION NETWORK ACTIVE CONTROL SYSTEM.  
 - THE SCALE FACTOR USED WAS 1.0000.  
 - THE DOCUMENT NUMBERS REFERRED TO ON THIS PLAN ARE THOSE OF THE COUNTY REGISTRY OFFICE.  
 - ADJACENT OWNER INFORMATION OBTAINED FROM SNG RECORDS.  
 - AS USED HEREIN, THE WORD CERTIFY SHALL MEAN AN EXPRESSION OF THE CONSULTANT'S PROFESSIONAL OPINION TO THE BEST OF ITS INFORMATION, KNOWLEDGE AND BELIEF, AND DOES NOT CONSTITUTE A WARRANTY OR GUARANTEE BY THE CONSULTANT.  
 - ALL DISTANCES SHOWN ARE CALCULATED GRID DISTANCES.  
 - CERTIFICATION IS NOT MADE AS TO LEGAL TITLE, BEING THE DOMAIN OF A LAWYER, NOR TO THE ZONING & SETBACK BY-LAWS OR REGULATIONS, BEING THE DOMAIN OF A DEVELOPMENT OFFICER.  
 - CERTIFICATION IS NOT MADE AS TO COVENANTS SET OUT IN THE DOCUMENT(S) AND THE LOCATION OF ANY UNDERGROUND SERVICES AND/OR FIXTURES, PERMANENT OR OTHERWISE.  
 - INITIAL FIELD SURVEY WAS COMPLETED APRIL, 2019.



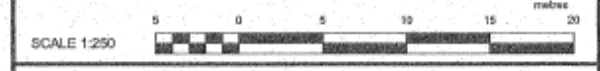
**LEGEND**

DESCRIPTION	SYMBOL	DESCRIPTION	SYMBOL
SURVEY SYSTEM COORDINATE MONUMENT	△	FOUND	Fd.
STANDARD SURVEY MARKER PLACED	⊙	CALCULATED	(c)
STANDARD SURVEY MARKER FOUND	⊗	REGISTERED	Reg.
CALCULATED COORDINATE POINT	⊕	DERIVED FROM A SOURCE OTHER THAN THE SURVEYOR'S MEASUREMENTS	(d)
TABULATED COORDINATE REFERENCE	⊖	NBLS REGISTRATION NUMBER	#179
SCORED WOODEN SURVEY POST	⊠	SQUARE METRE(S)	m²
WOODEN SURVEY POST	⊡	MILLIMETRE(S)	mm
SQUARE IRON BAR FOUND	⊞	HECTARE	ha
IRON PIPE FOUND	⊚	RADIUS	R
ROUND IRON BAR FOUND	⊙	DERIVED FROM PLAN	(plan)
DISTANCE/AZIMUTH CALLED FOR IN Doc.	(doc)	NEW BRUNSWICK LAND SURVEYOR	NBLS
PUBLIC UTILITY EASEMENT	P.U.E.	CERTIFICATE OF REGISTERED OWNERSHIP	CRO
MUNICIPAL SERVICES EASEMENT	M.S.E.	SERVICE NEW BRUNSWICK	SNG
EASEMENT(S) SHOWN THUS	---	DOCUMENT / VOLUME / PAGE	Doc./Vol./Pg.
LANDS DEALT WITH BY THIS PLAN	OR	PARCEL IDENTIFIER	PID
		ORDINARY HIGH WATER MARK	OHWM

**CURVE TABLE**

CURVE	RADIUS POINT	RADIUS	ARC	CHORD	AZIMUTH
C1	103	42.517	28.550	26.121	149°25'40"
C2	108	22.500	10.841	10.737	116°03'02"
C3	70	319.529	23.485	23.480	256°36'51"
C4	70	319.529	11.355	11.354	257°42'03"
C5	70	319.529	12.130	12.130	255°35'44"
C6	73	524.288	65.475	65.433	347°39'38"

**AMENDING SUBDIVISION PLAN OF UNIT 2:  
 McALLISTER PARK SUBDIVISION**  
 AMENDING PLAN LT-190  
 SITUATED ON THE NORTH SIDE OF PINEWOOD ROAD AND THE EAST SIDE OF PINE GLEN ROAD,  
 TOWN OF RIVERVIEW, PARISH OF COVERDALE,  
 COUNTY OF ALBERT, PROVINCE OF NEW BRUNSWICK



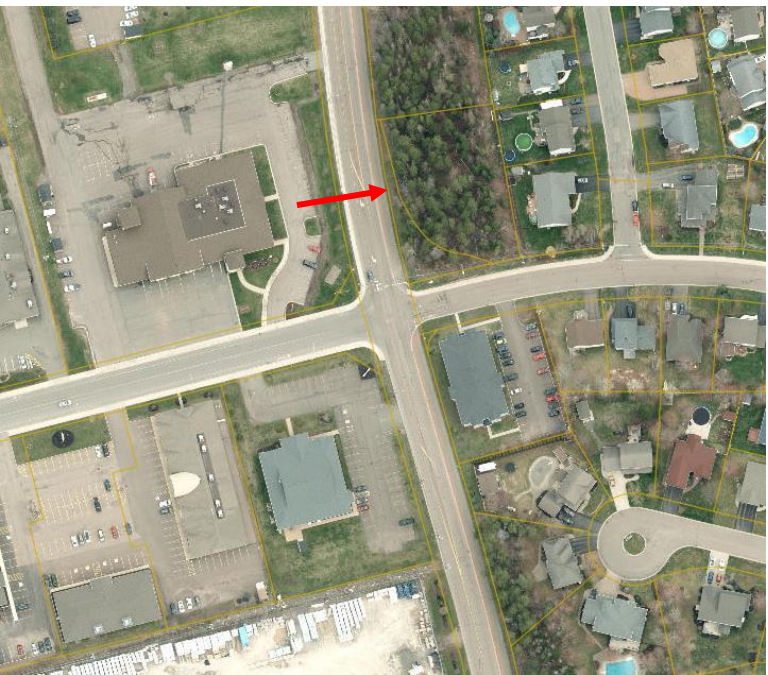
**wsp**  
 1070 ST. GEORGE BOULEVARD  
 SUITE 105, MONCTON, NEW BRUNSWICK  
 CANADA E1E 0K0  
 PHONE 506 851-1070  
 WWW.WSP.COM

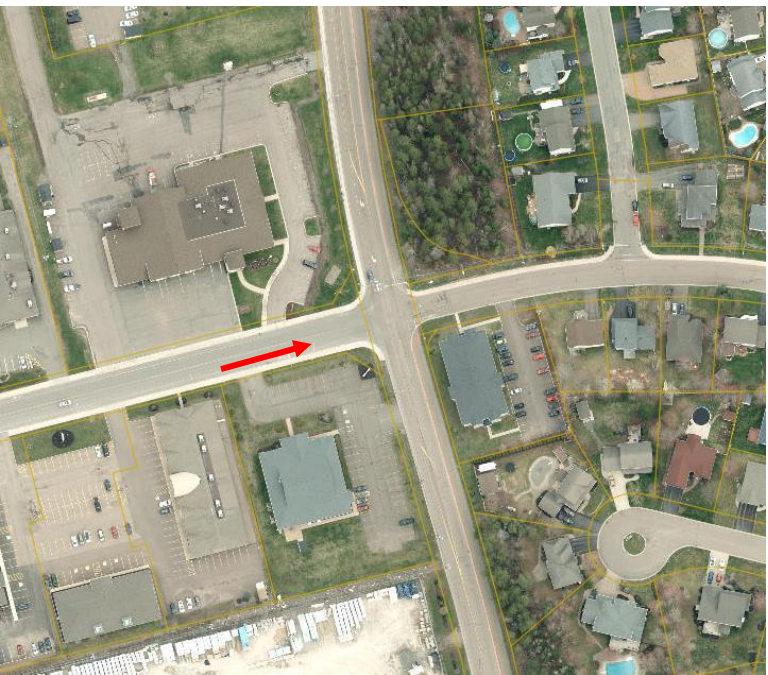
**SURVEYOR'S STATEMENT**  
 I HEREBY CERTIFY THAT THIS PLAN IS CORRECT.

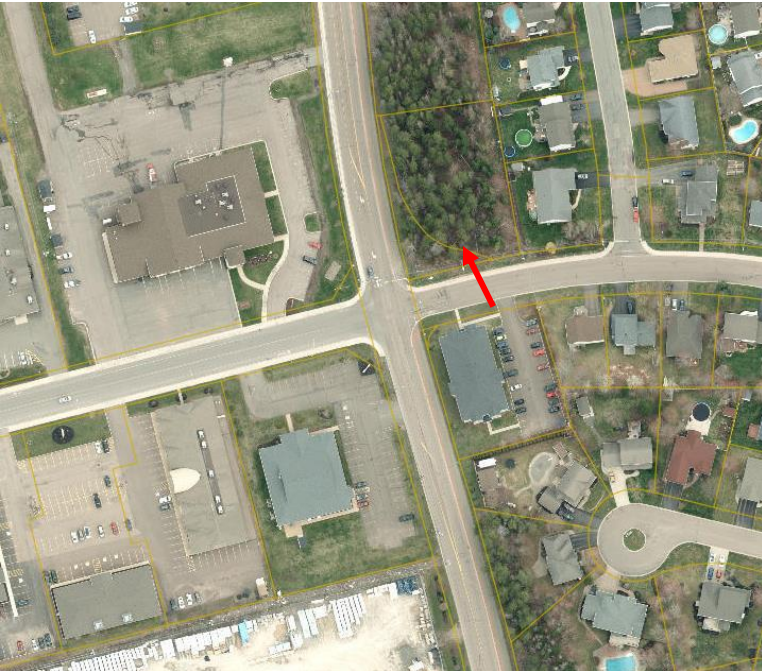
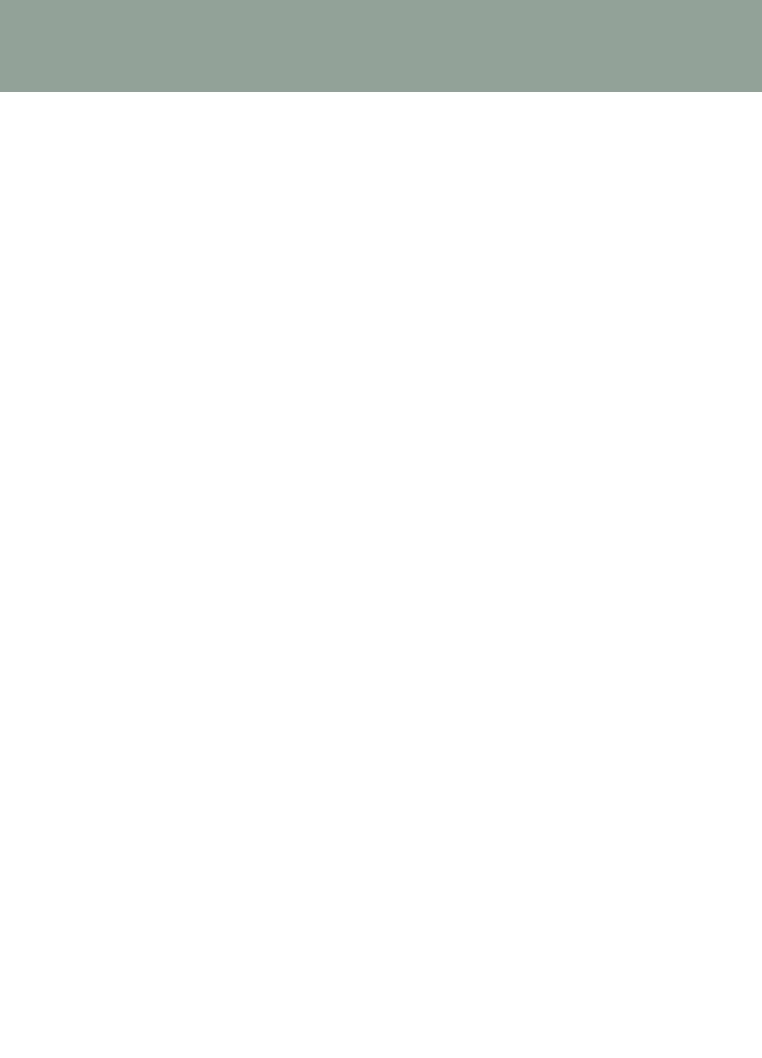
*Rand M. Hollett*  
**RAND M. HOLLETT, N.B.L.S.**  
 DATED: MAY 15, 2019

**NO. 213038**  
 A.N.B.L.S.  
 AA-GN-B

DRAWN: RMH FIELD CHECKED: EMM  
 JOB: 191-02620 CAD: 191-02620-021 ZONE: 14U-B0-324







# Municipal Plan Policy

**Policy 5.1.3** In order to maintain a high standard of development and well-integrated neighbourhoods, it shall be the intention of Council to consider higher density residential developments subject to terms and conditions and design standards contained within the zoning by-laws.

**Policy 5.1.6** It shall be the intention of Council, in considering demographic changes, to provide for a range of housing types and densities by the establishment of a sufficient range and number of residential designations and zones. As a general guideline, the following densities shall apply:

High Density within the R3 – Multiple Unit Dwelling Zone: may consist of any form or combination of medium density developments or other housing forms or combinations where density generally exceeds 15 units per acre, but no more than 30 units per acre.

**Policy 5.7.3** Policy sets out design criteria in several areas to be implemented via zoning standards



# Elevations

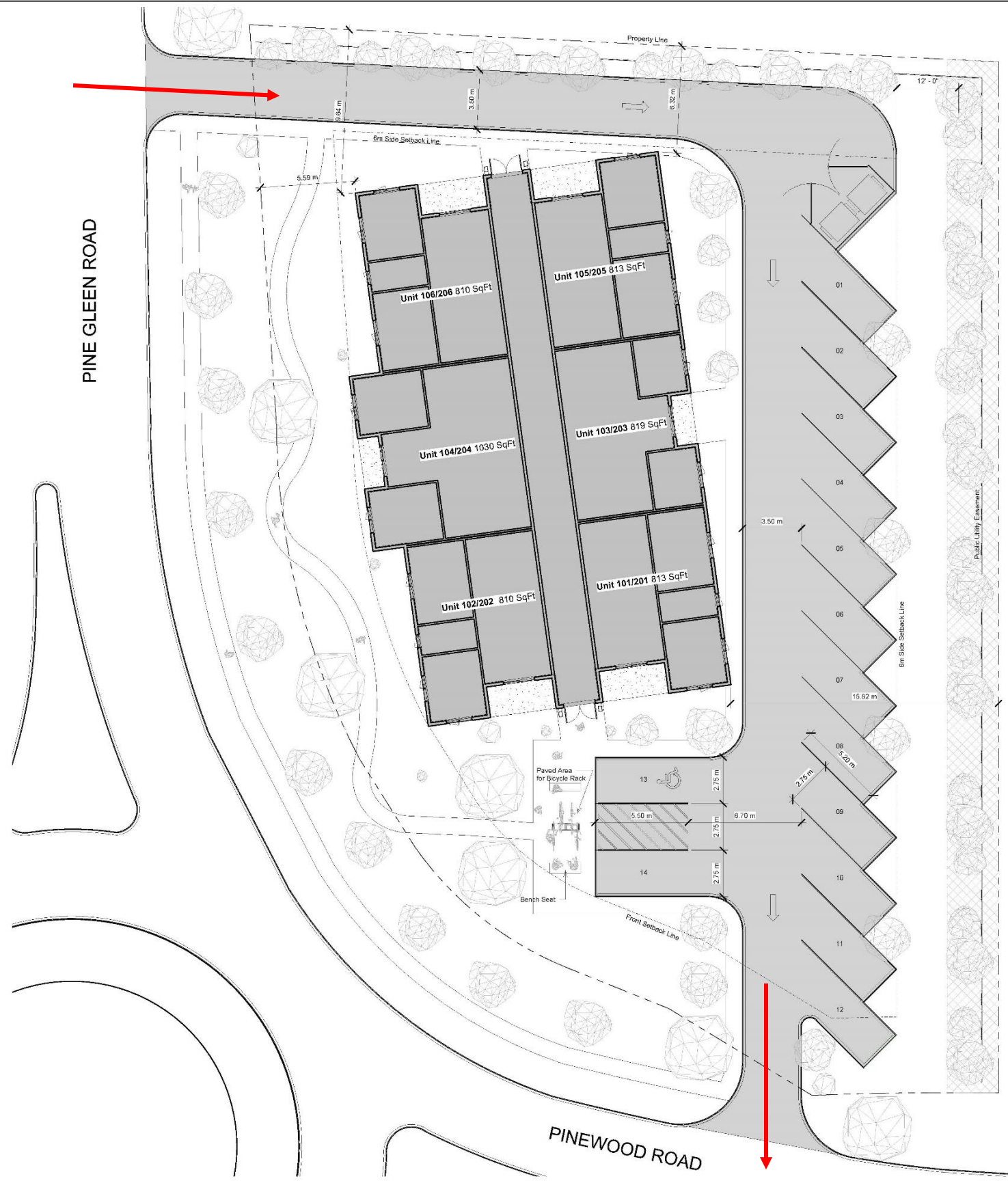
- Height requirements are respected (3 storeys permitted, 2 storeys proposed)
- Traditional material requirements respected
- Public entrance oriented toward Pinewood with seating area near door
- Door facing Pine Glen is a private patio door



## GENERAL REQUIREMENTS

1. THE CONTRACTOR SHALL STRICTLY CONFORM WITH ALL CODES HAVING JURISDICTION IN THE CONSTRUCTION OF THIS PROJECT, INCLUDING, BUT NOT LIMITED TO: FEDERAL, LOCAL, CITY, COUNTY, BUILDING, ZONING, ELECTRICAL, MECHANICAL, FIRE, LIFE SAFETY, AND HANDICAP CODES. ALL WORK MUST BE PERFORMED BY LICENSED AND INSURED CONTRACTORS AND SUBCONTRACTORS. INSURANCE CERTIFICATES, IN WRITING, WILL BE PRESENTED TO CABREIRA DESIGN CO. PRIOR TO THE START OF CONSTRUCTION.
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE VERIFICATION OF ALL DIMENSIONS, EXISTING CONDITIONS, AND CODE COMPLIANCE. THE CONTRACTOR SHALL VERIFY ALL EXISTING CONDITIONS. IF THE CONTRACTOR FINDS ANY DISCREPANCIES IN THE DRAWINGS OR SPECIFICATIONS HE MUST CONTACT CABREIRA DESIGN CO. FOR VERIFICATION. CABREIRA DESIGN CO. SHALL BE NOTIFIED IN WRITING OF ANY NON-COMPLIANCE IN THE SITE PLANS OR SPECIFICATIONS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR BRINGING ANY ERRORS AND OMISSIONS TO THE ATTENTION OF CABREIRA DESIGN CO. IN WRITING AND SHALL AWAIT WRITTEN INSTRUCTIONS BEFORE PROCEEDING. THE CONTRACTOR WILL BE RESPONSIBLE FOR ANY ERRORS OR OMISSIONS IF THEY FAIL TO NOTIFY CABREIRA DESIGN CO. PRIOR TO THE CONSTRUCTION AND OR FABRICATION OF WORK.
3. SCOPE: THE CONTRACTOR SHALL FURNISH AND INSTALL ALL MATERIALS AND LABOR TO COMPLETE THE WORK AS DESCRIBED ON THE DRAWINGS AND SPECIFICATIONS. CONTRACTOR'S SHALL BE RESPONSIBLE FOR ALL PERMITS, COMPLIANCE STATEMENTS, CERTIFICATE OF OCCUPANCY OR OTHER DOCUMENTATION REQUIRED.
4. WORK SHALL BE PERFORMED TO THE HIGHEST LEVEL OF STANDARDS OF EACH RESPECTIVE TRADE.
5. DEMOLISH AS REQUIRED AND REMOVE ALL DEBRIS FROM THE SITE.
6. THE CONTRACTOR SHALL KEEP THE PREMISES CLEAN AND IN A WORKMANLIKE FASHION. THE PROJECT SHALL BE READY FOR OCCUPANCY UPON THE COMPLETION OF WORK IN A "TURN-KEY" CONDITION.
7. CONSTRUCTION SHALL BE BY DIMENSIONS DO NOT SCALE OFF OF THESE DRAWINGS.
8. SHOP DRAWINGS MAY BE REQUIRED BY CABREIRA DESIGN CO. FOR ALL STRUCTURAL, MECHANICAL, ELECTRICAL, LIFE SAFETY SYSTEMS, AND SPECIALIZED CONSTRUCTION FROM THE CONTRACTOR AND/OR ALL SUBCONTRACTORS AT NO ADDITIONAL COST. SHOP DRAWINGS SHALL BE SUBMITTED TO CABREIRA DESIGN CO. FOR REVIEW AND CONFORMANCE WITH THE SYSTEMS AND THEIR INTEGRATION WITH EXISTING SYSTEMS AND CONDITIONS. WORK DONE TO LIFE SAFETY SYSTEMS MAY REQUIRE SEPARATE PERMITS. THESE SHALL BE INCLUDED IN THE BASE BID.
9. THE CONTRACTOR IS RESPONSIBLE FOR MAINTAINING THE STRUCTURAL INTEGRITY OF THE BUILDING AT ALL TIMES.
10. THE CONTRACTOR SHALL NOTIFY CABREIRA DESIGN CO. IMMEDIATELY UPON THE DISCOVERY OF ANY ENVIRONMENTALLY HAZARDOUS MATERIALS AND OR CONDITIONS.
11. THESE PLANS HAVE BEEN PRODUCED TO NATIONAL BUILDING CODE ENERGY STANDARDS. ANY ADDITIONAL STRETCH CODE COMPLIANCE SHALL BE THE RESPONSIBILITY OF THE OWNER/CONTRACTOR.

- Due to site constraints, the proposal is to have a one-way driving aisle, entering from Pine Glen and exiting onto Pinewood
- Angled parking, plus two right-angle spaces that meet the required 6.7m wide two-way driving aisle requirement
- Landscaped seating area
- 15 parking spaces required; variance requested to reduce to 14
- Landscaping variance at north where the 3m buffer can not be met, to be satisfied by an opaque fence
- All other requirements are met





# Resolution

- To set the date of the public hearing
- To seek the written views of PAC on the proposed by-law

# Public Notice

- Public notice will be posted on the Town's website
- Property owners within 100m will receive written notification

# Proposed Timeline

- Resolution from Council – October 11, 2022
- Views of PAC – November 9, 2022
- Public Hearing/1<sup>st</sup> reading – November 14, 2022
- 2<sup>nd</sup> and 3<sup>rd</sup> Reading – December 12, 2022

**QUESTIONS?**