

November 16, 2022

Ref: 22-1733

Town of Riverview
30 Honour House Ct.
Riverview, NB E1B 3Y9

RE: Application to rezone the property at 700 Pinewood Road

Dear Mayor and Council,

As requested under Section 110 of the *Community Planning Act*, this letter is an official notice of the written views provided at the Riverview Planning Advisory Committee meeting on November 16, 2022, with respect to proposed by-law 300-7-9:

MOTION:

That the Riverview Planning Advisory Committee RECOMMEND that Riverview Town Council adopt amending by-law 300-7-9 in order to remove the zoning from the public right-of-way (PID 05115175) and to rezone the property located at 700 Pinewood Road (PID 05058060) from NC - Neighbourhood Commercial to R3 - Multi-Unit Dwelling for the purpose of a 12-unit multi-unit dwelling, subject to the following conditions:

- a) The notwithstanding Section 41(1) of the zoning by-law and Schedule D – Parking Requirements Chart, the project shall be permitted with 14 parking spaces
- b) That notwithstanding Section 91(2)(b) of the zoning by-law, a 2m tall opaque fence shall be placed on the northern property line in lieu of the required 3m wide landscape buffer;
- c) That directional signs be placed at each access point indicating entry and exit points for the one-way driving aisle;
- d) That nothing shall prohibit the property owner from applying for a variance under section 55 of the *Community Planning Act* for zoning provisions that are not addressed within the scope of this agreement; and
- e) That as-built drawings for engineering submissions shall be required within 30 days after construction.

MOTION CARRIED

Please do not hesitate to contact me if you have any questions.

Best regards,

A handwritten signature in black ink, reading "Kirk Brewer".

Kirk Brewer, RPP, MCIP
Planner, Plan360