



March 15, 2024

Ref: 23-1668

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

RE: Application to rezone property on Hillsborough Road (PID 05029319) from R1 to RM

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 March 13, 2024, with respect to proposed by-law 300-7-12:

MOTION:

Moved by **Debby Warren** and seconded by **Kevin Steen** that the Riverview Planning Advisory Committee RECOMMEND that Riverview Town Council adopt By-law 300-7-12 to rezone the property on Hillsborough Road bearing PID 05029319 from R1 to RM for the purpose of four six-unit rowhouse dwellings subject to the following conditions:

- a) That the development shall be in general conformity with the site plan and building elevations attached as Schedules A-12-1 and A-12-2;
- b) That notwithstanding section 90(d) of the Zoning By-law, traditional materials shall not be required on the ground floor façade facing Hillsborough Road;
- c) That landscaping shall be provided as shown on the site plan attached as Schedule A-12-1 with a minimum buffer width of 6m where the property abuts adjacent R1 properties;
- d) That prior to any tree removal on the lot, a surveyor be engaged to delineate and mark the buffer zones referred to in condition (b)
- e) That prior to the issuance of a building and/or development permit, a 5m wide local government service easement be registered on the lot to accommodate the extension of the public sewer system;



f) That nothing shall prohibit the proponent 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

g) That as-built drawings for engineering submissions shall be required within 30 days after construction.

The vote is registered as seven (7) yeas and two (2) nays.

- a) Members: Susan Steeves, Debby Warren, Shawn Dempsey, Daniel Primeau, John Gallant, Chris Whalen, and Tina Comeau voted in favour of the motion.
- b) Members: Kevin Steen and Rob Bateman voted against the motion.

MOTION CARRIED

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

Best regards,

Kirk Brewer, RPP, MCIP
Planner, Plan360