

THIS AGREEMENT MADE THIS ____ DAY OF _____, 2024

BETWEEN: THE TOWN OF RIVERVIEW, a municipal corporation,
incorporated under the Legislative Assembly of the Province of New Brunswick
and located at 30 Honour House Court, Riverview, County of Albert, Province
of New Brunswick, E1B 3Y9,

hereinafter called the “Town” Of the First Part;

-and-

Pinecrest Developments Inc., 105 Crowbush Crescent, Moncton, NB E1G 0H1

hereinafter called the “Proponent” Of the Second Part

WHEREAS the Proponent has applied to rezone the property located on Hillsborough Road, identified as PIDs 05029319 as shown on Schedule A-12, from R1 – Single Unit Dwelling to RM – Residential Mix to accommodate four rowhouse dwellings;

AND WHEREAS the Planning Advisory Committee has recommended that the Town rezone the lands from R1 to RM in accordance with, and subject to the provisions contained in section 59 of the *Community Planning Act*, and subject to certain terms and conditions herein set forth;

NOW THEREFORE in consideration of the mutual covenants and agreements herein contained, the parties agree as follows:

1. The Proponent’s Covenants

The Proponent covenants and agrees to develop the lands in compliance with the following terms and conditions:

- a) That the development shall be in general conformity with the site plan and building elevations attached as Schedules A-12-1, A-12-2, and A-12-3;
- b) 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;
- c) 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)
- d) 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;
- e) 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
- f) That as-built drawings for engineering submissions shall be required within 30 days after construction.

2. The Town’s Covenants

The Town covenants with the Proponent as follows:

- a) That the Town will undertake to carry out all necessary procedures to ensure that modifications to the zoning map shall conform with the attached Schedule A-12 subject to the terms herein contained and for the purposes stated herein.

3. Notices

Any notices under this agreement shall be sufficiently given by personal delivery by registered mail, postage prepaid, and mailed in a Canadian Post Office, addressed:

Proponent	Town
<p style="text-align: center;">SIMON IKUSERU PINECREST DEVELOPMENTS INC. 105 CROWBUSH CRES. MONCTON, NB E1G 0H1</p>	<p style="text-align: center;">TOWN OF RIVERVIEW ATTN: TOWN CLERK 30 HONOUR HOUSE COURT RIVERVIEW, NB E1B 3Y9</p>

4. The Proponent acknowledges and agrees that notwithstanding anything contained herein, the approval of the Town to the amendment to the zoning of the land is wholly conditional upon compliance by the Proponent with the terms and conditions herein, and further shall be of no effect until the zoning amendment is perfected pursuant to subsection 59(2) of the *Community Planning Act* of New Brunswick.

5. Successors

THIS AGREEMENT enures to the benefit of, and binds the parties hereto, their heirs, successors and assigns.

IN WITNESS WHEREOF the Town and the Proponent have caused their authorized officers and themselves to execute this agreement and to affix their seals, the day and year first above written;

SIGNED, SEALED AND DELIVERED

THE TOWN OF RIVERVIEW

MAYOR

CLERK

PROPONENT

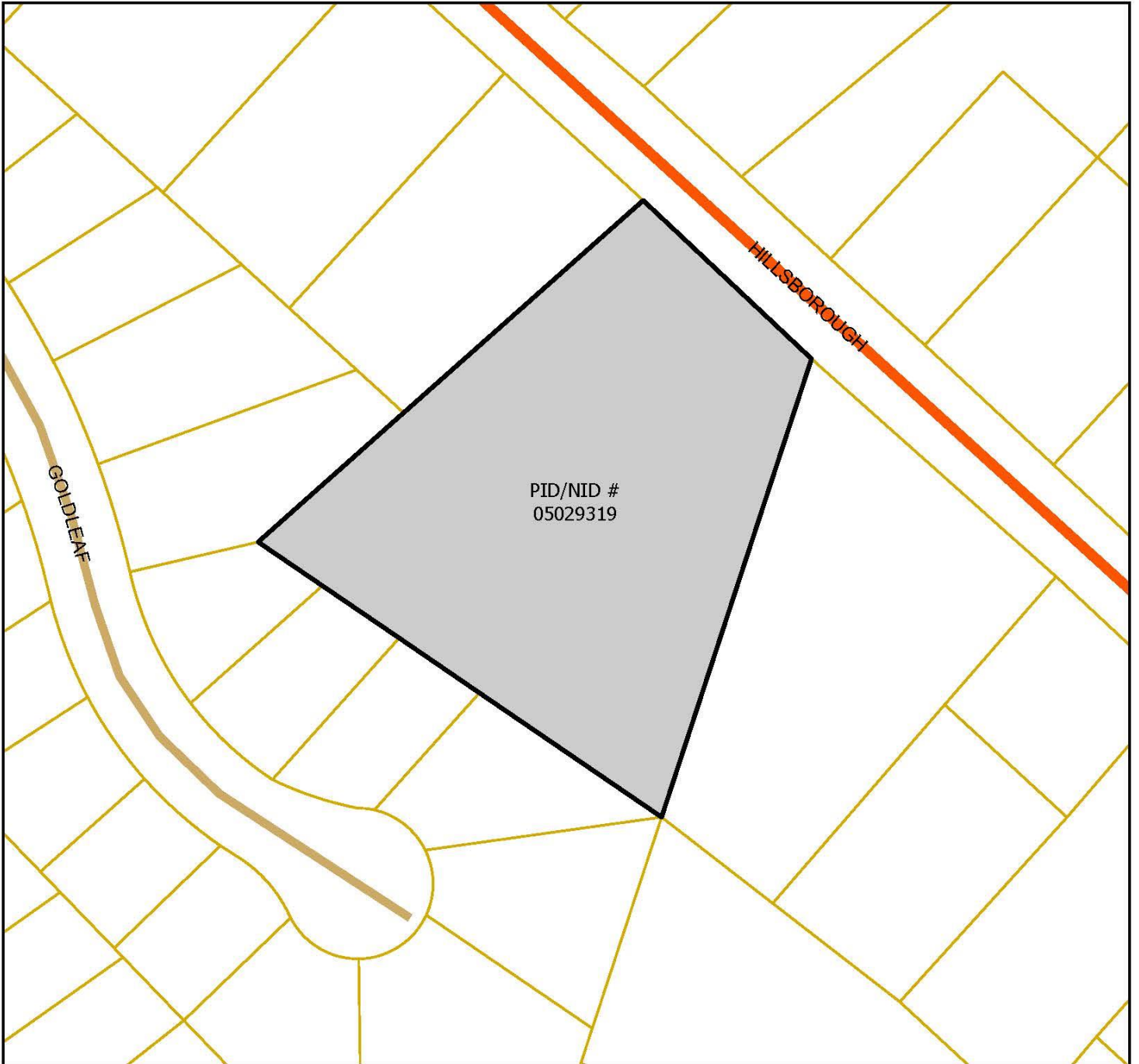
SIMON IKUSERU
PINECREST DEVELOPMENTS

Schedule A-12


Town of Riverview

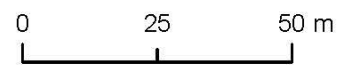
ZONING MAP / CARTE DE ZONAGE

Date: 2023-12-12



Legend

 Rezone from R1 – Single Unit Dwelling to RM – Residential Mix



SCHEDULE A-12-1



1 Site Plan
1" = 30'-0"

PROJECT INFORMATION

Description	Existing Zoning R1 - Riverview, NB	Proposed Zoning RM	RM Zoning Requirements
Uses	Townhouses	Townhouses	Max. 15 units/acre = 6,479 m ²
Lot Size	180 m ² for each house x 24 = 4,320 m ²	2.43 Acres = +/- 9,894 m ²	
Lot Frontage	15m / 5m for each house	55.04 m / 5m	
Front Yard	4.5 m	19.20 m	
Side Yard	3.0 m	10.76m and 6.67m	
Back Yard	3.0 m	17.68m (1,754 m ²)	
Land Coverage	50% (5261.79 m ²)	24 units	
Building Height	10m	10m	
Units	1 for each unit (24)	19.7% (1,944 m ²)	
Parking Lot	35% (3,481.75 m ²)	27.0 m x 5.50 m (90 degree)	
Parking Spots	27.0 m x 5.50 m (90 degree)		

Town of Riverview - Zoning By-Law

90. When permitted, townhouse dwellings or townhouse dwellings shall:

- be limited to six dwelling units;
- despite subsection 90(4), be limited to four dwelling units on a local street, unless a common off street parking lot is provided;
- where located on a collector or arterial street, as set out in the Town's Subdivision Development - Residential Regulations, be limited to four dwelling units on a local street, unless a common off street parking lot is provided;
- have a two metre wide landscape buffers between the parking lot and property line and have no more than two entrances;
- have the ground floor building facade, from the established grade to the top of the ground floor, finished with traditional materials that includes at least ten percent brick or masonry material, and
- be designed so that each dwelling has logs or recesses or not less than 0.5 metres along the facade of the building.



CABRERIA DESIGN CO.
2561 80th Ave
Maple Ridge, BC V2X 2E9
www.cabreria.co

Hillsborough Residential Townhouse

PROJECT ADDRESS
Hillsborough Road, Route 114
Riverview NB

PROJECT TEAM

STAMP



ISSUE SET
Masterplan - Issued for Review

DATE: 2023-12-11 10:15:48 AM
JOB NO: 220795-ANB
DRAWN BY: A. Dorrerio
CHECKED BY: A. Dorrerio
NO. DESCRIPTION: BY: DATE

Site Plan

A100

ARCHITECTURAL
This drawing is the property of Cabreria Design Co. and is not to be reproduced, copied, or used in any way without the written consent of Cabreria Design Co.

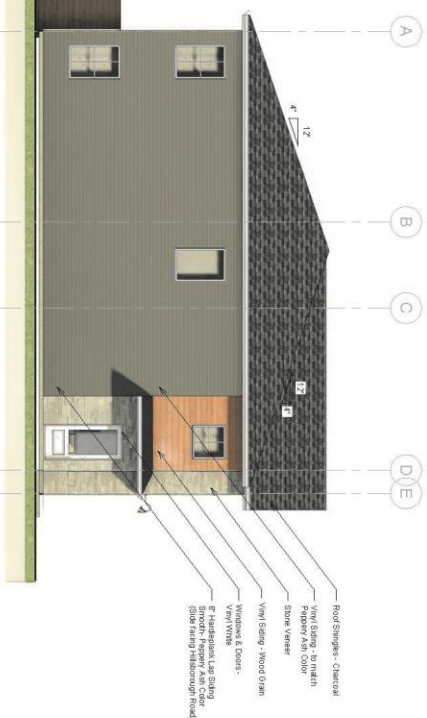
SCHEDULE A-12-2



② Building A, Front Elevation
Scale = 1/8"



④ Building A, Right Side Elevation 1
Scale = 1/8"



③ Building A, Left Side Elevation
Scale = 1/8"



① Building A, Back Elevation
Scale = 1/8"



CABELLA DESIGN CO.
752 Main Street
Manchester, NH 03103
www.cabellaco.com

**Hillsborough
Townhouses Resi.
Building A**

PROJECT ADDRESS
1000 North Main Street
Manchester, NH 03103

PROJECT TEAM



DATE: 3/18/2024 11:14:07 AM
JOB NO: 22077C/NLB
DRAWN BY: A. Domestica
CHECKED BY: A. Domestica
NO DESCRIPTION BY: Doble

DATE: 3/18/2024 11:14:07 AM
JOB NO: 22077C/NLB
DRAWN BY: A. Domestica
CHECKED BY: A. Domestica
NO DESCRIPTION BY: Doble

**Building A
Elevations**

A200

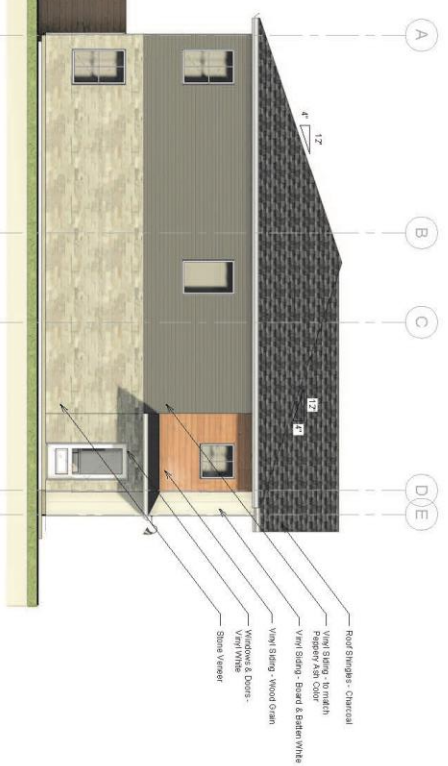
SCHEDULE A-12-3



② Building A, Front Elevation
3/10" = 1'-0"



④ Building A, Right Side Elevation
3/10" = 1'-0"



③ Building A, Left Side Elevation
3/10" = 1'-0"



① Building A, Back Elevation
3/10" = 1'-0"



CABRELIA DESIGN CO.
1125 Main Street
1924 200-1828
Manchester, NH 03103
www.cabrelia.co

**Hillsborough
Townhouses
Residential- Building A**

PROJECT ADDRESS
Hillsborough Road, Route 114 RiverView,
NH

PROJECT TEAM



DATE SET
Schematic set - Issued for Review

DATE	3/17/2024 8:28:31 AM
JOB NO	22079CANB
DRAWN BY	ADONNITO
CHECKED BY	A.CORREIA
NO. DESCRIPTION	BY: DOLIE

**Building A
Elevations**

A200

ARCHITECT'S SEAL: I have prepared these documents in accordance with the laws of the State of New Hampshire. I am a duly Licensed Professional Engineer in the State of New Hampshire. I am not providing any services in any other state. I am not providing any services in any other state. I am not providing any services in any other state.