



March 15, 2024

Ref: 24-0001

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

RE: Application to rezone property on Pine Glen Road and Whitepine Road from PRI – Parks, Recreation, and Institutional to CM – Commercial Mix

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-laws 300-33-5 and 300-7-13:

MOTION:

Moved by Debby Warren and seconded by Daniel Primeau that the Riverview Planning Advisory Committee RECOMMEND that Riverview Town Council adopt By-law 300-33-5 to redesignate the property bearing PID 05005665 from CU to C, and to adopt By-law 300-7-13 to rezone said property from PRI to CM for the purpose of three six-storey multi-unit 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-13-1 and A-13-2, dated December 7, 2023;
- b) That notwithstanding Table 12.3, the maximum height of the buildings shall be permitted to be a maximum of 21m, but shall not exceed six storeys;
- c) That a stormwater management plan for the entire site shall be submitted and approved by the Town's Engineering and Public Works Department prior to the issuance of a building/development permit for the first building;
- d) That notwithstanding Section 91(2)(b), a 2m tall opaque fence shall be permitted as screening in lieu of a 3m wide landscaping buffer;
- 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



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f) That as-built drawings for engineering submissions shall be required within 30 days after construction of each building.

MOTION CARRIED UNANIMOUSLY

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

Best regards,

Kirk Brewer, RPP, MCIP
Planner, Plan360



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