



May 9, 2024

Ref: 24-0040

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

RE: Application to redesignate property on Hillsborough Road (PIDs 05122759 and 00642736) from CU to C, and rezone from OS to SC

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 May 8, 2024, with respect to proposed by-laws 300-33-6 and 300-7-14:

MOTION:

That the Riverview Planning Advisory Committee RECOMMEND that Riverview Town Council adopt By-law 300-33-6 to redesignate the PIDs bearing 05122759 and 00642736 from CU - Community Use to C - Commercial, and adopt By-law 300-7-14 to rezone said properties from OS – Open Space to SC - Suburban Commercial subject to the following conditions:

a) That the first building, including the drive-thru restaurant, service station, and future expansion, be developed in substantial conformity with the site plan dated January 2024, attached hereto as Schedule B;

b) That the permitted main uses of the property shall be limited to the following:

- a. Bank or financial institution;
- b. Brewery, distillery or winery;
- c. Car wash, subject to conditional use approval;
- d. Daycare centre;
- e. Entertainment use;
- f. Office use;
- g. Personal service shop;
- h. Pet service use;
- i. Recreational use;
- j. Restaurant;
- k. Restaurant, including drive thru subject to conditional use approval;



Main Office
1234, rue Main Street,
2nd floor, Unit/Unité 200
Moncton, NB, E1C 1H7
Tel: 506-382-5386

Beaubassin Office
815A, rue Bombardier Street
Shediac, NB, E4P 1H9
Tel: 506-533-3637

Tantramar Office
112C, rue Main Street
Sackville, NB, E4L 0C3
Tel: 506-364-4701

Riverview Office
Operations Centre
300, rue Robertson Street
Riverview, NB, E1B 0T8
Tel: 506-382-3574



- l. Retail store;
- m. Service station subject to conditional use approval; and
- n. Veterinary clinic

c) 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

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

MOTION UNANIMOUSLY

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

Best regards,

Kirk Brewer, RPP, MCIP
Planner, Plan360