



May 9, 2024

Ref: 24-0134

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

RE: Application to rezone property on Cleveland Ave (PID 05121330) from SC to CM

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 300-7-15:

MOTION:

That the Riverview Planning Advisory Committee RECOMMEND that Riverview Town Council adopt By-law 300-7-13 in order to rezone PID 05121330 from SC - Suburban Commercial to CM - Commercial Mix 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-15-1 and A-15-2;
- 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 notwithstanding the Schedule D parking requirements, the minimum parking ratio shall be 1.1 spaces per unit;
- d) That notwithstanding section 91(2)(b) of the zoning by-law, no landscaping buffer shall be required along the northern property boundary;
- e) That notwithstanding section 91(4)(b) of the zoning by-law, a 36.45% parking lot coverage shall be permitted;
- 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



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g) 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